



Hall County Regional Planning Commission

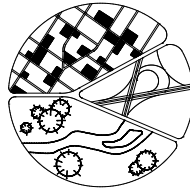
Wednesday, May 2, 2018

Regular Meeting

Item E1

Minutes of the April 4, 2018 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
April 4th, 2018

The meeting of the Regional Planning Commission was held Wednesday, April 4th, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on **March 23rd, 2018.**

Present: Pat O'Neill, Leonard Rainforth Hector Rubio
Les Ruge Dean Kjar Tony Randone
Judd Allan Greg Robb
Carla Maurer Derek Apfel

Absent: Robin Hendricksen, Jaye Monter

Other: Hall County Public Works Director Steve Riehle

Staff: Chad Nabity, Rashad Moxey.

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the March 14th, 2018 meeting.

A motion was made Rainforth and seconded by Kjar to approve the minutes of the March 14th, 2018 meeting.

The motion carried with ten members in favor (O'Neill, Apfel, Allan, Ruge, Maurer, Robb, Rainforth, Rubio, Randone and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

The following requested time to speak during discussion: *Kim Bockmann* 5537 N Webb Rd., Item 5; *Zachary Zoul*, 2723 Brentwood Blvd., Item 5; *Frank Doland* 825 M St., Lincoln, NE, Item 7; *Arend Baack*, P.O. Box 790, G.I, Item 8; *Greg Baxter*, 2121 N. Monitor Rd., Item 8.

4. Public Hearing Rezoning- Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. (C-16-2018GI)

O'Neill opened the public hearing.

Nabity explained an application has been made to change zoning (amend the approved development plan) for the property where Arby's is located on Webb Road.

The Development Plan for approved in 1997 shows the Arby's building at the south end of Lot 1 Block 9 of Continental Gardens Subdivision. The Developers are requesting changes to the plan as approved to allow a new Arby's store to be built at the north end of the lot. After building the new store the existing store will be demolished and paved for parking.

The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

O'Neill closed the Public Hearing.

A motion was made by Maurer and seconded by Apfel to recommend approval of the amended development plan and request to rezone as presented.

A roll call vote was taken and the motion passed with 10 members present voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Rainforth, Apfel, Allan, Rubio, and Randone) and no members voting no or abstaining.

5. **Public Hearing – Rezoning – Hall County** – Request to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska. (C-17-2018HC)

O'Neill opened the public hearing.

Nabity explained that the application brought forth is a request to a zoning change from A1 to PUD for the Prairie Creek Meadows Second Subdivision. He went onto say that the proposed development would consist of 9 lots; 1 lot for a proposed private street, 1 lot with an existing house and 6 lots which would be available for future development. Also, 1 lot which was initially apart of Prairie Creek Meadows first Subdivision but is being extended into the 2nd subdivision to change the configuration of the lot square up the property lines.

Nabity stated that all lots within Prairie Creek Meadows Second Subdivision are more than 3 acres which qualify them for well and septic and city utilities are not extended to this particular location as yet. He also explained that the addition of these properties will not be a significant impact on the County public services. Nabity noted that the addition of these properties would generate revenue for the County and School District and provide rural housing.

O'Neill asked if we would need to require no net fill on this development like we did on the development to the west. Nabity stated that the property is in the flood plain and while the floodway is not delineated across this site it would be prudent to impose the same requirements. If specific types of soil are needed for construction purposes the same amount of soil must be removed from the property as is brought in. This item will be discussed further with the final development plan if the County Board approves the preliminary plan and rezoning.

Kim Bockmann, a resident in the area expressed her concern of the proposed development, stating that the existing subdivision Prairie Creek Meadows First has created nuisance conditions at her property adjacent to the first subdivision. She noted that lights from the construction site are an issue late into the night and that debris from construction sites are being blown onto her property. She also, expressed her concerns about safety, lack of privacy, lack of peace and quiet. Bockmann explained that the loud noises are causing stress to the horses and that she no longer feel safe at home at night due to the number of workers being around late.

Zachary Zoul, spoke in favor of the development noting that the design is compatible to the existing houses in the area and expressing that it has a low impact on the existing public services provided to the area. Zoul noted that the development would have no demands on public services. He went on to explain that the design of the lots took into consideration the protection of the ecosystem and the area's natural resources.

Commissioner Maurer asked if lots in the future can be subdivided and create smaller lots for development. Nabity explained that it is possible however the owners would have to go through the same process as Prairie Creek Meadows as well as meet DEQ

requirements.

O'Neill closed the Public Hearing.

A motion was made by Randone and seconded by Robb to recommend approval to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision

A roll call vote was taken and the motion passed with 9 members present voting in favor (O'Neill, Ruge, Robb, Kjar, Rainforth, Apfel, Allan, Rubio, and Randone) and 1 member voting no (Maurer).

6. Public Hearing Blight Study and Redevelopment Plan –Wood River - Concerning a Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River including various areas of the community as shown in the study and plan. (C-18-2018WR)

O'Neill opened the public hearing.

Nabity introduced Wood River's Blight Study and Redevelopment Plan and explained that the study was conducted by Hanna:Keelan Associates based out of Lincoln, NE. Nabity noted that the Wood River city Council passed a resolution to forward the blight study to the Reginal Planning commission for review and recommendation for approval. Nabity noted that the study indicated that the area can be considered blight and substandard and he would recommend approval of the study.

No members of the public spoke for or against the study and plan.

O'Neill closed the public hearings.

A motion was made by Rainforth and seconded by Allan to recommend approval for the Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River and approve Resolution 2018-07

A roll call vote was taken and the motion passed with 10 members present voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Rainforth, Apfel, Allan, Rubio, and Randone) and no members voting no or abstaining.

7. Subdivision – Wilkinson Subdivision Hall County Preliminary and Final Plat– Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska. (3 lots, 8.69 acres). This property is zoned RC Restricted Commercial.

O'Neill opened the public hearing.

Nabity introduced the proposed development explaining that it intends on creating 3 lots on an 8.69 acre parcel of land located north of I-80 and west of U.S. Highway 281 and east of Bluff Center Road in Hall County. Nabity noted that the property is zoned RC-Restricted Commercial and the intended development is in compliance of the RC

zone. He also stated that RC zone was specifically designed for the Interstate interchange within Hall County. Naby explained that permitted uses in the RC zones consist of Gas station, Truck stops, Hotels, and/or other uses which specifically support the traveling public.

Naby also explained that the property will hook up to the city sewer and the sewer line will be extended across the property to make it accessible to the property to the west of the proposed subdivision. He also, stated that there will be an easement around the edge of the property to allow access to the property to the west of the proposed area. He also noted that parts of the property are located in the floodway and that these areas are proposed to be used as parking spaces.

Naby also explained, Nebraska Department of Transportation (NDOT) has approved the access to US 281 as it is proposed.

Commissioner Ruge expressed concerns about traffic flow and safety at the proposed access point. Frank Doland project Civil Engineer, explained that they have worked closely with NDOT District 4. He explained that a traffic impact study was conducted at the request of NDOT. Based on the results NDOT approved the access contingent on intersection improvements such as the existing left turn lanes being offset for better opposing views, southbound a right turn lane must be created to gain access into the development to eliminate the chances of backing up traffic.

Commissioner O'Neil asked who was going to fund the improvements; Doland stated that the developer will pay for all improvements to this area.

Commissioner Ruge asked about traffic signals being placed at the access point. Doland's response was no there will not be any traffic signals installed until they are warranted. He also noted that there is a clause in the contract with NDOT that when signals are warranted the developer is responsible in paying for them to be placed at the access point. Doland went onto explained that the developer has offered to put traffic signals in during the development stage, however NDOT turned it down stating that they were not warranted.

Naby then explained that NDOT does not allow traffic control devices unless they meet warrants. If they started doing that they could have to do it at every location where the lower threshold met is without meeting the warrants. He explained that using traffic engineers' guidelines when it meets warrants help with justifying putting them in.

O'Neill closed the public hearing

A motion was made by Robb and seconded by Randone to recommend approval for Wilkinson Subdivision Hall County Preliminary and Final Plat- Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska.

A roll call vote was taken and the motion passed with 10 members present voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Rainforth, Apfel, Allan, Rubio, and

Randone) and no members voting no or abstaining.

- 8. Discussion - Text Amendment of Hall County Zoning Resolution -** Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

O’Neill opened a public discussion and explained that no action will be taken.

Nabity walked commissioners through the proposed changes. The subcommittee members agreed that the changes as proposed are consistent with their vision and understanding of the changes. Some minor areas for cleanup were noted as the review occurred. Nabity stated that he would make those changes prior to bringing them back for review. Arend Baack expressed concern with removing the distance requirement between livestock operations and presented diagrams of the potential impact of that change. He also brought up some of the minor clean up issues that were previously discussed.

- 9. Director’s Report.**

Nabity reported that he would be attending the APA National Conference in New Orleans at the end of April.

- 10. Next Regular Meeting May 2nd, 2018**

- 11. Adjourn**

O’Neill adjourned the meeting at 7:40 p.m.

Leslie Ruge, Secretary
By Chad Nabity, and Rashad Moxey