



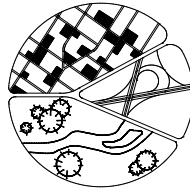
# Hall County Regional Planning Commission

Wednesday, July 11, 2018  
Regular Meeting

## Item E1

**Minutes of the June 6, 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  
June 6<sup>th</sup>, 2018

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The meeting of the Regional Planning Commission was held Wednesday, June 6<sup>th</sup>, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on May 25<sup>th</sup>, 2018.

Present: Pat O'Neill, Leonard Rainforth, Hector Rubio  
Les Ruge, Carla Maurer, Tony Randone  
Greg Robb, Robin Hendricksen

Absent: Judd Allan, Jaye Monter, Dean Kjar, Derek Apfel

Other: Steve Riehle

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press: Julie Blum, Grand Island Independent.

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**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 May 2<sup>nd</sup>, 2018 meeting.**

A motion was made by Randone and seconded by Rubio to approve the minutes of the May 2<sup>nd</sup>, 2018 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Hendricksen, Rainforth, Rubio and Randone) and one member abstaining (Maurer). Robb was not present at the time of voting.

**3. Request Time to Speak.**

The following requested time to speak during discussion: *Arend Baack*, 104 N Wheeler Ave, Item 5

**4. Public Hearing- Hall County One & Six year Road Plan** - concerning adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024 (C-21-2018HC).

O'Neill opened the public hearing.

Steve Riehle represented the Hall County Roads Department. Riehle explained that Hall County has over 550 square miles of roadway consisting of 630 gravel roads, 186 asphalt road, 189 bridges over 20ft. and 194 bridges under 20ft. He also explained that a ranking system was put into place to help determine the order of which each project should be completed. Riehle stated that throughout the County, both municipalities and the county roads department has worked together to maintain and complete numerous projects. He explained that Gas Tax covers 2/3 of the County Roads Department budget while the other 1/3 comes from Property Taxes. Riehle noted that within the one year plan notable projects consist of a Box Culvert project in conjunction with the NRD as a part of the Prairie Silver Moore Project on Engleman near Highway 2. He explained that the project is being jointly funded by the City of Grand Island, Hall County & the State. He also noted that 2 bridge projects are projected to be worked on during the one year plan.

Commissioner O'Neil asked if construction cost will affect projects listed and Riehle stated there are concerns on the price of steel explaining that as prices for steel increase the cost of construction may potentially increase as well.

Within the six year plan Riehle noted that a 95ft bridge is the most notable project, locating on Monitor Road South of white Cloud. He also noted that major paving projects for County Roads will be in the six year plan particularly 60<sup>th</sup> street east of Alda and portions of One R road.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to recommend adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024.

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

5. **Public Hearing- 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 the public hearing.

Nabity explained that the language presented at the meeting is exactly what has been discussed at previous meetings. He noted that changes made throughout the document were that of typos, grammatical errors and some numbering inaccuracies.

Andy Baack raised his concern about having up to 4,999 animal units' operations right next to each other. His concern was that a string of small operations can be right next to each other once they meet the requirements based on the matrix. Baack noted that if an operation exceed more than 10,000 animal units a conditional use permit is required. However, Baack expressed concerns about allowing two Class II LFO's small operations of 4,999 concentrated in one area while being owned by separate ownership; due to the fact that a conditional use permit can be avoided as they are two separate entities even though they can raise the same issues as 1 large operation.

O'Neill closed the public hearing.

A motion was made by Rainforth and seconded by Ruge to recommend 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.

The motion carried with seven members in favor (Ruge, Robb, Maurer, Hendricksen, Rainforth, Rubio and Randone) and one member voting no (O'Neill).

#### **Consent Agenda:**

6. **Subdivision – Carey Subdivision Grand Island Final Plat-** Located north of Bismark Road E. and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.
7. **Subdivision – Copper Creek 11th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential.
8. **Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This

property is zoned R2 Low Density Residential.

- 9. Subdivision – Copper Creek 13<sup>th</sup> Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Final Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Knuth Acres Subdivision Grand Island Final Plat-** Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone.
- 12. Subdivision – MCK Estates Subdivision Grand Island Final Plat-** Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone.
- 13. Subdivision – Nelson Subdivision Hall County Final Plat-** Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69acres). This property is zoned A-1 Agricultural Zone – Primary District.
- 14. Subdivision- Prairie Creek Meadows 2<sup>nd</sup> Subdivision Hall County Final Plat –** Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots, 33.57 acres). This property is zoned PUD Planned Unit Development.
- 15. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat —** Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska, Nebraska. (4 lots, 6.359 acres). This property is zoned B2 General Business Zone.
- 16. Subdivision- RCI Subdivision Grand Island Final Plat –** Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone.
- 17. Subdivision- Rief Acres Subdivision Grand Island Final Plat –** Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned GWC Gateway Corridor Zone.
- 18. Subdivision- Schup Subdivision Hall County Final Plat –** Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone.

A motion was made by Ruge and seconded by Rainforth to recommend approval of all Consent Agenda Items.

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

**19. Directors Report**

Nabity noted that the upcoming Regional Planning Commission is going to be moved from the projected date of July 4<sup>th</sup> to July 11<sup>th</sup>. At the July 11<sup>th</sup> meeting Nabity stated that he anticipates having a Redevelopment Plan for a Truck Wash Stop area located on East Highway 30. Nabity also noted that the Community Beautification award is accepting nominations.

**20. Next Meeting July 11<sup>th</sup>, 2018.**

**21. Adjourn**

O'Neill adjourned the meeting at 6:45 p.m.

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Leslie Ruge, Secretary  
By Rashad Moxey