



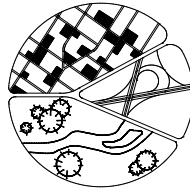
Hall County Regional Planning Commission

Wednesday, August 1, 2018
Regular Meeting

Item E1

Minutes of the July 11, 2018

Staff Contact:



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

Minutes
for
July 11th, 2018

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

Present: Pat O'Neill, Leonard Rainforth Tony Randone
Derek Apfel Carla Maurer
Greg Robb Jaye Monter

Absent: Judd Allan, Leslie Ruge, Dean Kjar, Hector Rubio, Robin Hendricksen

Other:

Staff: Chad Nabity, Rashad Moxey (excused), Norma Hernandez

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 June 6th, 2018 meeting.

A motion was made by Randone and seconded by Robb to approve the minutes of the June 6th, 2018 meeting.

The motion carried with seven members in favor (O'Neill, Apfel, Maurer, Robb, Monter, Rainforth, and Randone) .

3. Request Time to Speak.

Commissioner O'Neil stated Robb would abstain from item #5. There will not have quorum to vote on item #5. Nabity said the item will be moved to the August 1st meeting. The following requested time to speak during discussion: Ron Depue, 308 N. Locust, Item 4.

4. Public Hearing- Redevelopment Plan Grand Island Area 21 – Concerning a site specific redevelopment plan amendment for Lots 1 and 2 of Bosselman Brothers Second Subdivision located north of U.S. Highway 30 and east of Stuhr Road in the City of Grand Island. This plan would approve tax increment financing for the development of a cattle pot and truck wash at this location, (C-22-2018GI).

O'Neill opened the public hearing.

Nabity stated the property is located north of the Pump & Pantry on Highway 30 east of Stuhr Rd. The proposal is to demolish the buildings to the north of it to build a truck wash/cattle pot/ stock trailer washout. The area is served by city sewer. The location is zoned M2 heavy manufacturing. The truck wash and cattle pot are a permitted principal use in that zoning district. The plan for the property in the comprehensive plan is that this would be industrial as it is in between the highway and the railroad tracks. It is consistent with the conformance with plan. The Planning Commission is really looking at this for the consistency with the conformance to the plan. Nabity also noted changes made to the resolution based on changes made to state law.

Ron Depue, attorney representing the Dixons, Central Nebraska Truck Wash Inc. and Bruce Shriner, their CPA. Ron followed up on Nabity's comments. He stated the area is dedicated to the trucking industry. Dixon's current family trucking operation located to the north. The location is perfect being near JBS, not highly visible and behind the Bosselman location.

Ron explained how the truck and trailer wash would fill a need. Currently approximately 5,000 head of cattle per day delivered to JBS. The trucks will drive into JBS, unload, head west on Swift Road, and turn right or left on Stuhr Rd. Truckers wanting to use the facility will turn right coming out of JBS, head north for ½ mile to Hwy 30 and cross at the light to the truck wash. They will drive in directly through Dixon's driveway; pull through the trailer wash, the doors will close, the technician will come out with a high powered hose. The trailers will then be cleaned out, the water and liquid will go directly into the city sewer. Any materials or product will be caught in 16 inch separators and will be pressed out, further liquid will be drained out into city

sewer. Remaining product is a soil builder will be trucked off to family farms in Howard County. The added benefit is an additional \$180,000 of revenue to the city. The project is consistent with the current comprehensive plan which anticipates industrial manufacture uses for this area consistent with the existing zoning, ordinances, building codes, no amendments to codes or ordinances.

Commissioner O'Neil asked if a conditional use permit is required for this in the county not in the city. Nabyty clarified it is not required in the M2 zone in the city or in the industrial zones in the county. There are zoning districts in the County that would permit this use by conditional use permit.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Apfel to approve Resolution 2018-10 finding that this redevelopment plan and proposed project are consistent with the Grand Island Comprehensive Development Plan..

The motion carried with five members in favor (Apfel,Maurer,Robb,Monter,and Rainforth) one member voting no (Randone) and one member abstaining (O'Neill)

- 5. Public Hearing- Zoning Change** - Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan (C-23-2018D)

Moved to August 1, 2018 meeting. The Commission did not have quorum to consider this matter as Commissioner Robb is the owner of the property. The Village of Doniphan will not consider the matter until their August meeting in any case so there is no delay to the applicant.

Consent Agenda:

- 6. Final Plat - B & M Estates Grand Island** - Located north of 13th Street W., east of Mansfield Road, west of North Road N. and south of Craig Drive in the jurisdiction of Grand Island, Nebraska (2 lots, 9.8759 acres). This property is zoned R1 Suburban Residential Zone.
- 7. Final Plat – Hayes Family 2nd Doniphan-** Located north of Cedar Street E. and east of First Street N. in the jurisdiction of Doniphan, Nebraska. (3 lots, 11.37 acres). This property is zoned I2 Heavy Industrial Zone, R6 Multiple-Family Residential Zone and TA Transitional Agriculture Zone.
- 8. Final Plat – Lowry Acres Cairo** - Located north of White Cloud Road W, and east of 150th Road N. in the jurisdiction of Cairo, Nebraska (1 lot, 2.631 acres). This property is zoned AG Agriculture Zone

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

The motion carried with seven members in favor (Apfel, O'Neill, Maurer, Robb,

Monter, Rainforth, and Randone) with no members voting no or abstaining.

9. Budget – Proposed budget for 2018-19 fiscal year beginning October 1, 2018. (C-24-2018)

Chad noted the budget for the next year has been submitted to the County. The City side is not fully done. Budgeting \$260,000.00 for the upcoming year. This is less than what was requested last year. The change is due to employee health insurance. No changes to fees this year.

A motion was made by Monter and seconded by Maurer to recommend the approval of the Proposed budget for 2018-19 fiscal year beginning October 1, 2018. (C-24-2018)

The motion was carried with seven members in favor (Apfel, O'Neill, Maurer, Robb, Monter, Rainforth, and Randone) with no members voting no or abstaining.

10. Directors Report

Nabity talked about the issue with accessory dwelling units in buildings in the M2 zone district. Warehouses or small shops that people have gone in and have built an apartment up above. Nabity asked if it should be considered to allow an accessory dwelling unit in an M2 zone district. The advantages would be making it easier to permit them. They would meet fire codes and have sprinklers and meet life safety codes. O'Neill asked how many are there and Nabity said there are about four that are known. Nabity noted this is an issue that should be addressed and decided on in the future.

11. Next Meeting August 1, 2018

12. Adjourn.

Leslie Ruge, Secretary
By Norma Hernandez