



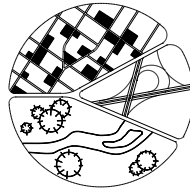
Hall County Regional Planning Commission

Wednesday, September 5, 2018
Regular Meeting

Item E1

Meeting of August 1, 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
August 1, 2018

The meeting of the Regional Planning Commission was held Wednesday, August 1st, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 20th, 2018.

Present: Pat O'Neill, Judd Allan Tony Randone
Derek Apfel Carla Maurer Leslie Ruge
Greg Robb Jaye Monter Hector Rubio
Robin Hendricksen

Absent: Dean Kjar,

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 July 11th, 2018 meeting.

Ruge stated corrections to be made to the July 11th, 2018 minutes. The dates on the mailed minutes were not changed from the May meeting they should read meeting date July 11, 2018 and publication date June 29, 2018.

A motion was made by Hedricksen and seconded by Mauer to approve the minutes of the July 11th, 2018 meeting as corrected.

The motion carried with nine members in favor (O'Neill, Apfel, Maurer, Robb, Monter, Allan, Rubio, Hendricksen, and Randone) and one member abstaining (Ruge).

3. Request Time to Speak.

The following requested time to speak during discussion: *Andrew Willis*, 233 S. 13th Street, Suite 1900, Lincoln, NE Item #6 ; *Zach Butz*, 308 N. Locust Item #5 *Ronald Leggott*, 206 E. Plum, Doniphan, NE Item #4, *Steve Carmin*, 201 E. Plum Doniphan, NE, Item#4 , *Christine Musich*, 921 E. 14th St. Item #4, *Brad Sallinger*, 921 14th St. Item #4, *April Mora*, 922 Lambert St. Item #5, *William Marshalek*, 922 E 14th, Item # ,

4. 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)

O'Neill opened the public hearing.

Nabity explained there is an existing house that faces on to York Street on the west side of the property and there is farm ground to the north and east. South is residential uses. The future land use plan for the property in the property shows industrial development extending the heavy industrial already across the street on the north side of Cedar Street. It is in a transition area. It can be rezoned extending the zoning district across the street. Gregg Robb is the owner of the property and would be abstaining from any action on this item. The comprehensive plan would support this decision if the board chooses to recommend approval.

Ron Leggott spoke against the property being zoned. He lives across the alley from the property.

Steve Carmin is opposed to the property being rezoned because it's on a dead end street and believes traffic it could bring to the residential area would be a problem.

Brad Sallinger is the applicant applying for the zoning change. He stated their plan is to build a storage building to store RVs. Ruge asked if the storage was all inside storage and Mr. Sallinger confirmed it was all inside storage and they would be storing 3 RVs. Mr. Sallinger also stated that the building would big enough to store 5 RVs.

Mauer asked how would the property be accessed as one side is an easement and the other side of Cedar Street is not. Chad clarified that Cedar Street is a platted street and went on to explain that there is a street there, but there have not been any improvements. The street will remain on the right side of this rezoning. The I-2 Heavy Industrial use will allow any industrial use.

O'Neill closed the public hearing.

A motion was made by Monter and seconded by Randone to approve the 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.

The motion carried with six members in favor (Apfel, O'Neill, Monter, Rubio, Hedricksen, Randone) three members voting no (Allan, Ruge and Mauer) and one member abstaining (Robb)

- 5. Public Hearing- Zoning Change** - Concerning an application to rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-24-2018GI)

O'Neill opened the public hearing

Nabity stated since 1995 there have been 4 applications on this property. The proposal is to rezone the property from an R-2 to an R3-SL Medium Small Lot Residential. This would extend south to the Lincoln Heights subdivision that would allow for additional development on this property and some additional density. The area is planned for low medium density residential district it is consistent with the Future Land use map and Comprehensive Plan to go to the R2, R3-SL. The preliminary plat is set to go to council for the September meeting. The property in question does include all the property that Mr. Hoppe owns with the Orchard LLC and about 70 foot of a back piece of some property owned by Bill and Julie Ziller. Nabity recommend approval for a zone change.

Nabity went on to go over details on how the preliminary plat lays out and ties into Habitat Subdivision to the north. It would be developed in 3 phases. The first phase is an extension of what is being called 17th Street (not 17th that will be changed), will bring 17th Street in and bring Peach Street down to 14th Street. Second Phase will extend Apple Street down to 14th Street. The third phase will be the southern end connecting Peach Street Apple Street and 13th Street. They are talking 32 foot streets with offsets with driveways so there is parking on both sides. One issue is the townhouse lots were set at the same square footage as the other lots and more depth is needed.

Zach Butz, 308 N. Locust Item #5. Representing Fred Hoppe was available for questions.

Ruge asked if the changes that Naby talked about would affect the zone change. Naby clarified that it would not affect the zone change but changes would have to be made on the preliminary plat before being approved. Naby said he would recommend to amend it.

Christine Musich, 921 E. 14th St. Item #5. Christine stated she lived on 14th street right by the dead end. She asked if the intention is solely for homes or if churches would be allowed. Chad said zoning would allow churches in the area. No commercial businesses. He also said they are looking at a park for the residence and a community center for the residence. Christine wanted to know what the projected time frame would be. Naby said they would like to get started on building homes within the next year. Christine also had concerns with traffic and asked if they would widen the street. Naby explained it would stay the same and the street would continue on and have access to Capital Avenue.

William Marshalek, 922 E. 14th, Mr. Marshalek stated his property is at the dead end up to 17th Street. He wanted to know if his property would be affected. Mr. Marshalek did not know if for sure if this on his property or not. Naby explained if he did not own the property, then he needed to talk to Mr. Hoppe to settle.

Christine Musich, 921 E. 14th St. Christine asked with this development is there a plan to connect the Hike and Bike trail to that side of the city. Naby pointed out not with this development but the Master Hike and Bike plans will be considering in a couple of weeks will help identify those opportunities. This subdivision is planning a sidewalk between the southern end of the subdivision and Lambert Street that will serve children attending Lincoln School. O'Neill advised for Christine to watch the news because they have struggled to get people to comment on the master plan.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to approve the rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12th Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Mauer, Robb, Monter, Rubio, Hedricksen, and Randone)

6. Request for Conservation Easement - Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W. of the 6th P.M. (C-25-2018HC)

Naby explained in 1983 the Hall County Board approved the conservation easement for the Crane Trust that they gave the easement to the Nature Conservancy to handle the management of this property for the Cranes. This additional easement if being requested by the Army Corps of Engineers. They are looking at taking out a road that is there and creating some wetlands which are being created to replace wetlands that are

being disturbed by the hospital.

Three reasons why a conservation easement can be denied 1) It isn't be consistent with comprehensive plan, 2) There's a planned government purpose proposed for the property. 3) If it is not in conformance with an existent conservation program. The Hall County Attorney, Sara Carstensen looked at this and statue is any time a conservation easement is filed it has to go through the process. Nability recommend to move forward with this.

Andrew Willis, 233 S. 13th Street Lincoln. Mr. Willis, on behalf of Prataria Venture was available for questions. Mr. Willis explained the area by the hospital is about 1.89 of wetlands on the site.

O'Neill closed the public hearing.

A motion was made by Hedricksen and seconded by Robb to approve the Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W.

The motion carried with nine members in favor (Apfel, Allan O'Neill, Ruge, Mauer, Monter, Robb, Rubio, and Hedricksen) one member voting no (Randone)

Consent Agenda:

- 7. Final Plat – Felske Subdivision Hall County-** A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township Twelve (12) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. Between Nebraska Highway 2 and Abbott Road west of 90th Road. This is increasing the size of an existing farmstead subdivision.

- 8. Preliminary and Final Plat – Industrial Foundation Subdivision Grand Island -** Located south of Schimmer Drive west of Blaine Street Grand Island, Nebraska. Preliminary plat 11 lots one outlot 57.32 acres. Final plat 6 lots and 1 outlot 21.52 acres. This property is zoned M2-Heavy Manufacturing.

Nability said they have decided to start on the north end. They are looking at 6 smaller lots. Workable with sewer and water from this side and will continue to farm the southern portion. They are proposing industrial standard streets which are 30 foot and 40 foot streets.

- 9. Final Plat – Jensen Subdivison Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential.

Nabity explained this is not an administrative plat because the southern portion of this is a metes and bounds tract that was not platted. The intent is to hook power up to the existing garage that was there from the old house. They can't cross the property line with power and they don't want to build across the property line so they are consolidating it to one lot. There will not be two houses on one lot. The north house is gone.

10. Final Plat – Prairie Commons 2nd Subdivision – Located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot 95.32 acres) Property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office. This is a replat of the Prairie Commons Subdivision that corrects property lines and easements and dedicates additional right of way as needed for public streets.

11. Final Plat - Sterling Estates 10th Subdivision – Located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane (28 Lots, 4.919 acres). This property is zoned R-4 High Density Residential.

12. Final Plat – Woodland Park 17th Subdivision – Located on the south side of Iowa Avenue, between Idaho and Independence Avenues (3 lots 0.666 acres). This property is zoned R-2 Low Density Residential.

Ruge asked if townhomes were being built in the middle of a residential. Nabity stated it's an R-2 zone. They are going from 112 foot lots to 66 foot lots. The lots were platted 13 years ago and have not sold. They will possibly do 3 smaller houses. It is consistent with the consistent with the zoning district.

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

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Hedrickson, and Randone) and one member abstaining from item #9 (O'Neill).

13. Director's Report

Nabity stated something would be coming forward with the M-2 manufacturing zone that was talked about before. He will also be bringing an amended R3-SL.

14. Next Meeting September 5, 2018.

15. Adjourn

O'Neill adjourned the meeting at 6:59 p.m.

Leslie Ruge, Secretary
By Norma Hernandez