



Hall County Regional Planning Commission

Wednesday, October 3, 2018
Regular Meeting

Item E1

Meeting Minutes of September 5, 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
September 5, 2018

The meeting of the Regional Planning Commission was held Wednesday, September 5, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on August 24, 2018.

Present: Leslie Ruge, Judd Allan Tony Randone
Hector Rubio Dean Kjar Leonard Rainforth
Greg Robb Robin Hendricksen

Absent: Pat O'Neill, Carla Maurer, Jaye Monter, Derek Apfel

Other:

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

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Secretary Ruge called the meeting to order at 6:07 p.m.

Ruge 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.

Ruge 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 August 1, 2018 meeting.

A motion was made by Robb and seconded by Rubio to approve the minutes of the August 1, 2018 meeting.

The motion carried with six members in favor (Ruge, Robb, Allan, Rubio, Hendricksen, and Randone) and two members abstaining (Kjar and Rainforth).

3. Request Time to Speak.

The following requested time to speak during discussion: *Keith Marvin*, David City, Item 4#

4. Public Hearing- Substandard and Blight Study – Concerning a study to determine if the proposed CRA Area #27 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #27 is located 1 block 2.85 acre between Elm and Cleburn Streets and 6th and 7th Streets in central GrandIsland (C-26-2018GI).

Ruge opened the public hearing.

Nabity explained this area is adjacent to CRA Area #1 that includes downtown in northeast Grand Island. This area was originally done in 1995, and redone in 2000. Mr. Marsh commissioned the study and Keith Marvin with Marvin Planning has prepared study. The study does indicate that the area can be declared blighted and substandard. There is a specific property that will come forward with a TIF project. Mr. Marsh owns a building on the corner of 7th and Elm Streets. He has recently purchased a house to the west of it. Nabity stated this house has been on the Problem Resolution Team list for the last 6 years. Mr. Marsh does have a contract to have this house demolished and will bring forward a TIF application to rebuild something on the site provided it is declared blighted and substandard. Council will consider this on the October 9th meeting. Nabity stated the study indicated the area can be blighted and substandard and recommends approval.

Keith talked about the issues in area. The sidewalks, curbs and gutters are showing some wear. The 12 structures on the block are above the age of 40 averaging 92.3 years of age for the block, making it well within the parameters of meeting the age of structure for both blighted and substandard conditions.

Ruge closed the public hearing.

A motion was made by Randone and seconded by Kjar to approve the Blight and Substandard Study for CRA Area #27 and Resolution 2018-09.

The motion carried with eight members in favor (Allan, Ruge, Robb, Rainforth, Kjar, Rubio, Hedricksen, Randone) no members voting no.

5. Public Hearing- Zoning Regulation Change - Concerning proposed changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing. Copies of the proposed changes are available from the Hall County Regional Planning Commission at 100 E. 1st Street in Grand Island, Nebraska. (C-28-2018GI)

Ruge opened the public hearing

The changes that are being proposed are to the sections of the zoning districts to add (R-3SL) Medium Density-Small Lot Residential to the list of zoning districts. The next changes (R-3SL) are changes to the attached single dwelling unit 3 or more units attached. Not duplex or townhome type of developments. Nability mentioned they are proposing 34ft minimum lot width for exterior lots and 24ft minimum lot width for the interior lots. Side yard setbacks on the exterior lots is 10ft. and sideyard setback for attached dwelling will be reduced to 0 ft. on all interior lots with attached units. The street side yard where you have a corner lot will also be a minimum of 10 ft. Nability said these two changes to the (R-3SL) Medium Density-Small Lot Residential and adding the (R-3SL) Medium Density-Small Lot Residential to the list of uses that need to move forward because of pending projects.

Nability stated because the Fire department is doing business occupancy inspections. They have found apartments that were built illegally in with the (M-2) Heavy Manufacturing Zones. Some in that zoning district were there legally for night watchman's quarters. In 2004, the night watchman's quarters were eliminated as a permitted accessory use.

The proposed changes for the (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing are identical. Nability explained that in discussion with staff and building officials the question of what happens if they have a 40,000 square foot building and we let 50% of that building be used as residential space. Based on those discussions it was decided to limit the total square footage for a residential unit to no more than either 50% of the building size or 750 square feet which is the most restrictive.

Planning Commission asked few questions for clarification.

Ruge closed the public hearing.

A motion was made by Robb and seconded by Rainforth to approve the changes to Chapter 36 of the Grand Island City Code specifically sections §36-50 Zoning District, Use; §36-64.1 (R-3SL) Medium Density-Small Lot Residential, §36-72 (M-1) Light Manufacturing Zone and §36-73 (M-2) Heavy Manufacturing.

The motion carried with eight members in favor (Allan, Ruge, Robb, Rainforth, Rubio, Hedricksen, Kjar and Randone) with no members voting no.

6. **Public Hearing – Proposed Zoning Change** – Concerning a proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI)

Ruge opened the public hearing

Nabity explained this is a staff recommended zoning change. Monarch Avenue was paved at 32 ft. with parking on one side. There are a number of duplex/townhomes there, located around the park. The builders plan to continue this pattern. The R4 zoning district allows up to 6 dwelling units to be constructed on each lot. The developers are only planning 1 unit per lot so the change in zoning is not a detriment to their plans. Nabity explained the zone change is to prevent a 6 plex being built on the narrow street in the future. The Starostka Group was notified of the staff recommended change. Nabity recommends approval of the proposed zone change.

Ruge closed the public hearing.

A motion was made by Hedricksen and seconded by Rubio to approve the proposed change to zoning on property being platted as Sterling Estates 10th Subdivision located west of Ebony Lane between The Sterling Apartments and Sterling Estates Park. Change requested is R-4 High Density Residential to R-2 Low Density Residential. (C-29-2018GI)

The motion was carried with seven members in favor (Allan, Ruge, Kjar, Rainforth, Robb, Rubio, and Hedricksen) one member abstaining (Randone)

7. **Preliminary Plat – Orchard Subdivision Hall County-** 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. (178 lots and 2 outlots). This property is zone R-3SL Medium Density Residential Small Lot.

Nabity went over the lay out of the area of the subdivision. He also mentioned that 17th Street as shown on the plat will be 19th Street. This does blend itself well for future developments of a property owned by Zillers. The subdivision is designed to give some ability for some development along the south side of the drainage way. Nabity stated the streets Apple and Peach are planned as 32 ft. streets. There are some issues and Nabity recommends before approval the City Council that the applicant address the specific issues with parking conflicts. This development will start to on the north end proceed around 19th Street to Peach Street and all the way down to 14th Street. The Second phase will extend Apple Street south to 14th Street. The third phase will be the loop at the south end of the development.

There are 180 total lots on 25 acres. The street width for 17th, 14th, and 13th Streets was

increased to 37 ft. There are parking conflicts on the north end. Ruge asked if the board should approve item as is or ask for an update of the drawing before approving the item. Randone suggested to approve the item with conditional fixes to keep the item moving.

A motion was made by Randone and seconded by Rainforth to approve the Preliminary Plat – Orchard Subdivision subject to zoning change being approve and that the parking issues are fixed/addressed with the final plat.

The motion was carried with eight members voting in favor (Allan, Ruge, Robb, Rainforth, Rubio, Hedricksen, Randone, and Kjar) with no members voting no.

Consent Agenda

Ruge stated item #9 was pulled from the consent agenda.

8. **Final Plat – Bruhn Family Subdivision Hall County** - A tract of land consisting of part of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of Schauppsville Road and south of 13th Street. This is an existing farmstead subdivision.

9. **Final Plat – Gooseberry Falls Subdivision Hall County** – A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.

10. **Final Plat – Kings Crossing Subdivision Grand Island** - Located between Husker Highway (U.S. Highway 34) and Lake Street and west of Locust Street at the southwest corner of the intersection of Locust and Husker Highway. (3 lots 6.275 acres). This property is zoned B2-General Business within the Gateway Corridor.

11. **Final Plat – GIPS Jefferson Second Subdivision Grand Island** - Located between Broadwell Avenue and Adams Street south of Eighth Street in Grand Island, Nebraska. (2 lots, 5.507 acres). This property is zoned R-4 High Density Residential.

A motion was made by Rainforth and seconded by Randone to recommend approval of Consent Agenda Items excluding Item #9.

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

12. Director's Report

Nabity mentioned he received a notification from FEMA that the conditional letter map of map revision has been approved. Nabity went on to explain FEMA has generally agreed that the Northwest flood control project will work as designed and protect properties that are currently in the flood plain for the Silver and Moore's creeks in Northwest Grand Island. The Central Platte NRD is finishing up the last levy, it is expected to be done November 30, 2018. Once that is done and all information sent into FEMA they will be able to approve the amended maps. The amended maps will remove over 1,000 structures (3,000 acres) from the flood plain.

13. Next Meeting October 3, 2018.

14. Adjourn.

Ruge adjourned the meeting at 6:52 p.m.

Leslie Ruge, Secretary
By Norma Hernandez