



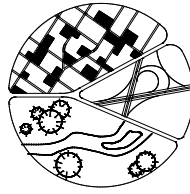
Hall County Regional Planning Commission

**Wednesday, December 5, 2018
Regular Meeting**

Item E1

Minutes November 7, 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
November 7, 2018

The meeting of the Regional Planning Commission was held Wednesday, November 7, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on October 26, 2018.

Present: Pat O'Neill Leslie Ruge Tony Randone
 Hector Rubio Jaye Monter
 Carla Mauer Dean Kjar

Absent: Derek Apfel, Robin Hendricksen, Judd Allan, Leonard Rainforth and
 Greg Robb

Other:

Staff: Chad Nabity, Rashad Moxey, 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 October 3, 2018 meeting.

A motion was made by Kjar and seconded by Randone to approve the minutes of the October 3, 2018 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Monter, Rubio, Kjar, and Randone) and one member abstaining (Mauer).

3. Request Time to Speak.

The following requested time to speak during discussion: *Greg Cramer, 1008 Marshall Street, Wood River, Item 4#*

4. Public Hearing- Annexation in Wood River – Annexation of land proposed for annexation identified as Tracts 1 and 2 located wholly or partially within Sections 23, 24, 25, and 26 Township 10 N, Range 12, West of the 6th P.M. in Hall County, Nebraska wholly or partially within Section 19 and 30, Township 10 N, Range 11, West of the 6th P.M. in Hall County, Nebraska. (C-04-2019WR)

O'Neill opened the public hearing.

Nabity explained that Tracts 1 & 2 is located south of Wood River along Hwy 11 where it has been rerouted along the south and west sides of the city. It includes Ag Services property and all of the right of way to Walnut Street. Tract 1 includes the railroad right of way and Highway 30 right of way. The City of Wood River has passed resolutions of intent to annex and notification letters were sent to property owners. It is consistent with comprehensive plan. Nabity recommends the board to recommend approval that Wood River moves forward with the annexations. Nabity also mentioned no complaints were made to the office. Mayor of Wood River, Greg Cramer was available for questions. Mr. Cramer mentioned Hefty Seeds Co. signed a voluntary annexation form and Ag Services is aware about the annexation.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Randone to approve annexation of land identified as Tracts 1 and 2. The motion carried with seven members in favor (O'Neill, Ruge, Monter, Mauer, Kjar, Rubio and Randone) no members voting no.

5. Public Hearing- Concerning the readoption of the Wood River Zoning Map and Extension of Extraterritorial Jurisdiction. Public Hearing to re-adopt the City of Wood River Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-05-2019WR)

O'Neill opened the public hearing

Nabity stated the readoption of the zoning map was primarily because of the annexation. Incorporating all of the zoning changes made since 2006 and 2007. The proposed zoning map extends TA zone to the north and the Ag zone to northwest and a little to the south.

O'Neill closed the public hearing.

A motion was made by Mauer and seconded by Kjar to approve the readoption of the Wood River Zoning Map and Extension of Extraterritorial Jurisdiction. The motion carried with seven members in favor (O'Neill, Ruge, Mauer, Monter, Rubio, Kjar and Randone) with no members voting no.

Consent Agenda

- 6. Final Plat – Front Porch Subdivision Grand Island -** Located north of U.S Highway 30 and west of Willow Street (1 lot, 0.55 Acres) in Grand Island

- 7. Final Plat – Rowe Second Subdivision and Addition to the City of Grand Island-** Located west of Engleman Road north of U.S. Highway 30 adjacent to Grand Island, Nebraska. (1 lot, 3.1922 acres). This property is zoned LLR Large Lot Residential and is a part of the East Half (E1/2) Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Eleven (11) north, Range Ten (10) west of the 6th P.M., Hall County, Nebraska.

- 8. Final Plat – The Village Fifth Subdivision -** located south of Woodland Drive and west of Ramada Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of 9.07 acres and 26 lots.

A motion was made by Monter and seconded by Rubio to approve all items on the consent agenda. The motion carried with seven members in favor (O'Neill, Ruge, Mauer, Monter, Rubio, Kjar and Randone) with no members voting no.

- 9. Election of Officers –** Election of the Chair, Vice-Chair and Secretary for the 2019 year.

A motion was made by Mauer and seconded by Randone to re-elect Pat O'Neill as Chair, Jaye Monter as Vice-Chair, and Les Ruge as Secretary. The motion carried with seven members in favor (O'Neill, Ruge, Mauer, Monter, Rubio, Kjar and Randone) with no members voting no.

10. Director's Report

11. Next Meeting December 5, 2018

12. Adjourn

O'Neill adjourned the meeting at 6:18 p.m.

Leslie Ruge, Secretary
By Norma Hernandez