



Hall County Regional Planning Commission

Wednesday, June 5, 2019

Regular Meeting

Item E1

Meeting Minutes

Staff Contact:



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

Minutes
for
May 1, 2019

The meeting of the Regional Planning Commission was held Wednesday, May 1, 2019, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on April 19, 2019.

Present:	Pat O'Neill	Leslie Ruge	Dean Kjar
	Judd Allan	Jaye Monter	Robin Hendricksen
	Carla Maurer	Leonard Rainforth	Tony Randone
	Darrel Nelson	Hector Rubio	

Absent: Gregg Robb

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press:

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 April 3, 2019 meeting.

A motion was made by Hendricksen and seconded by Rubio to approve the minutes of the April 3, 2019 meeting.

The motion carried with nine members in favor (O'Neill, Nelson, Ruge, Maurer, Monter, Rubio, Hedricksen, Randone and Rainforth) and two members abstaining (Allan, Kjar).

3. Request Time to Speak.

The following requested time to speak during discussion: Karen Bredthauer, 940 S. North Road, Grand Island, NE; Item # 7

- 4. Public Hearing - Comprehensive Plan Amendment** – Concerning a change to the Future Land use map for the City of Grand Island for lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from Manufacturing to Low to Medium Residential in Grand Island, Hall County, Nebraska. (C-20-2019GI)

- 5. Public Hearing – Zoning Change** – Concerning a request to rezone lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street north of 4th Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential in Grand Island, Hall County, Nebraska. (C-21-2019GI)

- 6. Public Hearing – Redevelopment Plan – Starostka Contracting LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and streets. (C-19-2019GI)

O'Neill opened the public hearings on items 4, 5 and 6.

Nabity stated the proposal is to amend the future land use map of the City of Grand Island in the Comprehensive Plan. The property that is under consideration a portion of the property is planned for manufacturing and a portion for Low to Medium Residential. It makes sense to change it so that it's all Low to Medium Residential. The north portions of the property are already Low to Medium Residential even though they are zoned Manufacturing. The proposal is to rezone all of it to R3-SL zone. The R3-SL zone allows smaller lot sizes, 1 unit per 3,000 square feet unless it's a townhome. The lots that they are proposing are all in the 4,500 to 9,000 square feet depending on the size and shape of the lot. If the comprehensive plan is amended the property can be rezoned to R3-SL Medium Density Residential Zone, which will allow residential development.

Nabity stated that the redevelopment plan and TIF would be used for the demolition of the existing structures, for site grading, and to pay for streets and sewer and water.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to approve a change to the Future Land use map for the City of Grand Island for lots 11-14 Lambert's Subdivision.

The motion carried with eleven members in favor (O'Neill, Nelson, Allan, Ruge, Maurer, Monter, Rubio, Rainforth, Hendricksen, Randone and Kjar) and members voting no.

A motion was made by Ruge and second by Rainforth to approve the zone change on lots 11-14 of Lambert's Subdivision located between Congdon Avenue and Willow Street from M2 Heavy Manufacturing to R-3SL Medium Density Small Lot Residential.

The motion carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

A motion was made by Rainforth and second by Randone to approve redevelopment plan concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment lots 11, 12 and parts of lots 13 and 14 of Lambert's Subdivision along with resolution 2019-09.

The motion was carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

7. **Public Hearing – Zoning Change** – Concerning a request to rezone a portion of lot 1 Hanover Second Subdivision and portion of lot 4 Hanover Third Subdivision located west of north road and south of 13th Street from R1 – Suburban Density Residential to R-3 Medium Density Residential in Grand Island, Hall County, Nebraska. (C-22-2019GI)

O'Neill opened the public meeting

Nabity explained the proposal is to rezone the center section of the property from R1 to R-3. It will leave a strip of R1 along the large lot residential immediately to the south. It will also leave the lots immediately against North Road as R1 and will allow them to build some duplexes and townhome units in the center portion of the property. A preliminary and final plat will be coming forward for the June meeting. The area is planned Low to Medium Density Residential and this change is consistent with the Comprehensive Plan. Nabity recommends approval.

Karen Bredthauer, 940 S. North Road, Grand Island, NE; Item # 7, Karen asked why the south part was not being rezoned. Nabity explained that it was not being rezoned so that larger lots would back onto the existing lots on Driftwood and houses similar to those on Driftwood could be built there.

O'Neill closed the public meeting

A motion was made by Ruge and second by Nelson to approve the request to rezone a portion of lot 1 Hanover Second Subdivision and portion of lot 4 Hanover Third Subdivision.

The motion was carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

- 8. Public Hearing – Adoption of the Grand Island Zoning Map.** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced changes using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2- mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-23-2019GI)

O'Neill opened the public hearing.

Nabity explained that periodically the Grand Island zoning map is re-adopted incorporating all the changes that have been made since time it was adopted. The last time it was adopted was February 2018. The proposal is to send it to council in June meeting so it will be adopted and effective in July 1, 2019. All of annexations that are currently under way will be included which are: Lewis Acres on Hwy 281 and Wildwood Road, Part of the Veteran's Home property (immediately to the west of Eagle Scout Lake), Hanover Subdivision, Hanover Second Subdivision, Rowe's Second Subdivision, Knuth Subdivision, Gard Subdivision, Reif Acres Subdivision. All zoning changes adopted since the last map was adopted will be included. One change to be proposed to be incorporated to this map is to change the Rhoades Subdivision from R-3 and R-2 to R-2.

O'Neill closed the public hearing.

A motion was made by Monter and second by Nelson to adopt the proposed changes to the Grand Island Zoning Map.

The motion was carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

Consent Agenda:

- 9. Final Plat – Orchard Subdivision Grand Island** – A Tract of Land Consisting of all of Lot 1, Lincoln Heights Subdivision, part of lots 2,3,4,5 and 8 of Norwood Subdivision and the part of the east half of the Northwest Quarter of (E ½ NW ¼) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., all in Grand Island, Hall County, Nebraska. 65 lots and 2 outlots zoned R3-SL, Peach Street will be built at 32 foot wide. All other streets will be 37 foot wide connections will be made to the north into Lassonde Third Subdivision and on 14th Street.
- 10. Preliminary and Final Plat – Fifth Street Subdivision Grand Island-** A Replat of Lots 11 and 12 and parts of lots 13 and 14 of Lambert's Subdivision in the City of Grand Island, Hall County, Nebraska. Proposed for rezoning to R3-SL 3.3 acres, 20 lots one new street 32 foot width with offset driveways.
- 11. Final Plat – Thelen Fifth Subdivision Wood River-** A Tract of Land Consisting of Part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M, in Wood River Hall County, Nebraska. Zoned R9, 1.667 acres, 14 lots.
- 12. Final Plat – Virgil Powell Subdivision Alda-** A Tract of Land Comprising a part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. One lot 4.51 acres zoned BG Highway Commercial Zone.
- 13. Final Plat – JRMorton Farm Subdivision Hall County** – A Tract of Land consisting of part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Three (23), Township Ten (10) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. One lot 3.541 Acres zoned AGV this splits an existing farmstead from a tract of 20 acres or more.
- 14. Final Plat – Crossroads Subdivision** – A Replat of parts of Block 5 of Golden Age Subdivision in the City of Grand Island, Hall County, Nebraska. 2 Lots, 0.992 Acres, zoned RO Residential Office. The school board was notified of this pending subdivision in February 2019.

A motion was made by Rainforth and second by Allan to approve all items on the consent agenda.

The motion was carried with eleven members in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Rubio, Monter, Rainforth, Hendricksen, Randone and Kjar) no members voting no.

15. Director's Report

Nabity mentioned the Community Beautification Award was not done last year. Nabity asked members if it should be done this year. Member's decided it should be done this year.

16. Adjourn.

O'Neill adjourned the meeting at 6:27 p.m.

Next Planning Commission meeting June 5, 2019

Leslie Ruge, Secretary

By Norma Hernandez