



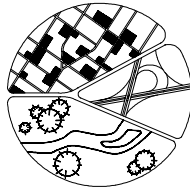
# **Hall County Regional Planning Commission**

**Wednesday, October 7, 2020  
Regular Meeting**

## **Item E1**

**Meeting Minutes 9/2/20**

**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 2, 2020

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The meeting of the Regional Planning Commission was held Wednesday, September 2, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on August 22, 2020.

Present: Leslie Ruge                      Pat O’Neill      Tony Randone  
              Jaye Monter                      Carla Maurer  
              Hector Rubio                      Darrel Nelson  
              Leonard Rainforth      Judd Allan

Absent: Greg Robb and Robin Hendricksen

Other:

Staff: Chad Nabity, Rashad Moxey and Norma Hernandez

Press: Brandon Summers

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**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 August 5, 2020 meeting.**

A motion was made by Maurer and second by Randone to approve the minutes of the August 5, 2020 meeting.

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

**3. Request Time to Speak.**

The following requested time to speak during discussion:

*Sean O'Connor, 1912 W Anna Street item #4 available for questions*

*Alan Pickrel, 4315 Lovegrass Drive, item #4*

*Christina Wemhoff – 112 Little Bluestem Dr. item #4*

*Gordon Coble – St. Paul, NE*

**4. Public Hearing – Rezoning – Grand Island – Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11, north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI)**

O'Neill opened the public hearing.

Nabity explained the property is located at the southwest corner of Copper Creek Subdivision consisting of 26 acres to be considered to be rezoned from R2: Low Density Residential to R3-SL: Medium Density-Small Lot Residential Zone. The property is planned for low to medium residential according to the comprehensive plan and future land use map. The R2 zone requires 6,000 square foot lot for 7 lots per acre. A proposed preliminary plat will be summited if/when the area is rezoned. Based on the comprehensive plan and plan for the area approval is recommended. .

Sean O'Connor, 1912 W Anna – O'Connor stated the concept of Copper Creek was to bring affordable housing. The 900 square foot townhomes will be 30 feet wide and stand alone. The cost has not been determined as of yet. Sean O'Connor stated the rezone change will allow a 20 foot front yard setback and will allow for 5 feet more in the backyard. O'Connor also explained that because of the way the TIF works on this subdivision he cannot afford to do anything that lowers the property values and tax value of the original homes built in the subdivision. His profits on this project will be impacted by the value of those homes. Randone asked for the total of number homes left in the project. Sean O'Connor said there are around 250 homes left to build on the project. Ruge asked if a 20 foot setback is still doable on R3SL on a 6000 square foot lot. O'Connor stated that the 20 foot setback will make houses fit better on all of the lots, both the townhome lots and the majority of the lots that will be for detached single family homes.

*Alan Pickrel, 4315 Lovegrass Drive* - Alan Pickerel explained why he believed this

project would not increase land value.

*Christina Wemhoff – 112 Little Bluestem Dr.* – Christina mentioned her concerns such as the size of the lots being too small and drainage issues.

*Gordon Coble – St. Paul, NE* - Gordan Coble explained there's a housing shortage and believes that more housing should be added. He went on to say that lots have been decreasing for some time. Mr. Coble explained that smaller lots will make homes more affordable.

Ruge stated adding smaller lots is a way to add affordable housing for the community.

O'Neill asked Nabity if 24 foot is the minimum frontage on these lots. Nabity explained the minimum is 24 feet for row house lots with 3 or more attached units.

Randone stated he believes the project is good for first time home buys and a good way to add to the community.

O'Neill closed the public hearing.

A motion was made by Randone and second by Ruge to recommend approval for the rezoning from R2: Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone.

The motion carried with seven members voting in favor (Ruge, Nelson, Monter, Maurer, Rainforth, Rubio and Randone) and one member voting no (Allan) and one member abstaining (O'Neill).

**5. Public Hearing – Zoning Text Amendments – Grand Island – Concerning changes to sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI)**

O'Neill opened the public hearing.

Nabity asked the board not to take action on the definitions as of yet. The potential changes will be brought back next month. The specific definition that Nabity explained staff would like to amend is Street Frontage. The proposal is to amend Street Frontage in the zoning regulations, to eliminate issues where subdivided lots do not provide any possibility of actual vehicular access to the property. Nabity explained due to the conflict with "Street Frontage Access", he is proposing moving the definition and placing it under "Street" and a subset of a general definition of streets (types of streets).

Nabity explained the proposed changes to LLR Large Lot Residential Zoning Districts. He stated issues have come up with owners wanting to add shade structures and use their property for recreational uses. However because there is not a principal use it is not permitted. Changes to the zoning regulation will allow for such uses with a conditional use permit. Nabity explained that the changes will require owners to

identify all building being place upon the property and every addition to the property must go through a new conditional use permit process.

Nabity then went on to explain that changes to this zoning district will allow for animals on property of more than 5 acres with the use of a conditional use permit. Nabity recommended that the planning commission make a motion on the changes to the LLR Large Lot Residential Zoning District and that the changes pertaining the definition will be revised and be brought forward at a later date.

O'Neill closed the public hearing

A motion was made by Ruge and second by Rainforth recommend approval of the language change of (LLR) Large Lot Residential Zone.

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

#### **Consent Agenda:**

- 6. Final Plat – NWE North Subdivision – Grand Island.** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. ( 1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.
- 7. Final Plat – NWE South Subdivision – Grand Island** – Located west of Engleman Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.
- 8. Final Plat – Copper Creek 16<sup>th</sup> Subdivision – Grand Island** – Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential.
- 9. Final Plat – A & K Subdivision – Hall County** – Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lot, 3.003 acres) This property is zoned AG 1 Primary Agriculture. This is a onetime split from a tract of 80 acres or more.

Nabity stated NWE North and NEW South are both for Northwestern Energy. Northwestern Energy is planning on putting substations at these locations. They do not meet the minimum lot size requirement. Nabity recommends waiving the minimum lot size requirement.

Nabity stated Copper Creek 16<sup>th</sup> Subdivision is contingent to City Council approving rezoning.

A motion was made by Maurer and second by Rubio to approve all items on the consent agenda subject to the conditions outlined above

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

**10. Director's Report.**

Community Beautification Award.

Nabity stated the community beautification award will be presented next month.

Next Meeting October 7, 2020

O'Neill adjourned the meeting at 6:51 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez