



Hall County Regional Planning Commission

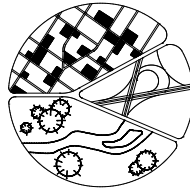
Wednesday, April 3, 2013

Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



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

Minutes
for
March 6, 2013

The meeting of the Regional Planning Commission was held Wednesday, February 6, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 26, 2013.

Present: Leslie Ruge Jaye Monter
 Pat O’Neill Bill Hayes
 John Amick Don Snodgrass
 Mark Haskins Scott Eriksen
 Deb Reynolds

Absent: Dennis McCarty, Karen Bredthauer and Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O’Neill called the meeting to order at 6:03 p.m.

- 2.** 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 were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

3. Minutes of February 6, 2013 meeting.

A motion was made by Ruge to approve the meeting minutes and seconded by Eriksen to approve the Minutes of the February 6, 2013 meeting as mailed.

The motion carried with 9 members present and 6 voting in favor (Amick, O'Neill, Ruge, Hayes, Snodgrass and Haskins) and 3 members present abstaining (Monter, Eriksen and Reynolds).

4. Request Time to Speak.

Katherine Kenna, 3841 Meadowlark Circle, Jim Brisnehan, 3927 Partridge Circle, Greg Baxter, 2121 N Monitor Rd., Adam Brosz, 3824 Sparrow Circle and Jeff Palik, 201 E 2nd St., Grand Island, on item #6.

5. Public Hearing – Rezone - A request to rezone properties on a track of land comprising a part of the West Half of the Northeast Quarter (W1/2 NE1/4), of Section Twenty Two (22), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, from R1-Suburban Density Residential Zone to R2-Low Density Residential Zone.

Nabity explained this was to rezone approximately 4.399 acres of land north of Fonner Park Road and east of Pleasant View Drive, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Proposed development at this site is 11 townhouse units that will provide market rate housing.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Eriksen to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Snodgrass and Eriksen,) and no one voting against.

6. Final Plat – Pleasant View 16th Subdivision - located north of Fonner Park Road and east of Pleasant View Drive, in Grand Island, Hall County, Nebraska. Consisting of 8.809 acres and (31 Lots).

A motion was made by Ruge and seconded by Eriksen to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Monter, Eriksen and Snodgrass) voting in favor, no member present abstaining.

7. Final Plat – Summerfield Estates 8th Subdivision – located west of US Hwy 281 and south of State Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (27 Lots) and 12.22 acres.

Katherine Kenna, 3841 Meadowlark Circle, stated she was unsettled about the property

damage if there was flooding. She trusted the City, the realtor, the builder and is just really nervous of her property losing value if there is a water issue.

Jim Brisnehan, 3927 Partridge Circle, noted Grand Island is flat nothing has changed; housing in Summerfield Estates is premium. He just learned of the new drainage proposal tonight, he would have liked more communication. Drainage is still an issue. He would like a second opinion by engineers. He would like these issues to be addressed and fixed.

Adam Brosz, 3824 Sparrow Circle, asked who is going to be responsible for flooding of basements, or yards.

Greg Baxter, 2121 N Monitor Rd., explained how he created Summerfield Estates working with Olsson's. He is working with Olsson's to install additional pipes to help the drainage from the subdivision to Moore's Creek.

Amick suggested when Planning is presented with a large subdivision like Summerfield Estates that a requirement would be to have a Home Owners Organization in place to help protect the home owners as well as the developers when issues such as drainage arise.

The motion carried with 9 members present and 8 voting in favor (Haskins, Ruge, Snodgrass, O'Neill, Amick, Hayes, Monter and Reynolds) and 1 member present voting against (Eriksen).

8. Final Plat – Gloe Acres Subdivision - located south of Wildwood Drive and east of 110th Rd., in Hall County, Nebraska, consisting of 3 acres and (1 Lot).

A motion was made by Haskins to approve the plat of Gloe Acres Subdivision as presented. It was seconded by Reynolds.

The motion carried with 9 members present and voting in favor (Haskins, Ruge, Monter, Snodgrass, O'Neill, Eriksen, Amick, Hayes and Reynolds) and no member present voting against.

9. Planning Director's Report

NPZA Conference will be in Kearney, March 27-29, 2013.

10. Next Meeting April 3, 2013

11. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:07 p.m.

Leslie Ruge, Secretary

By Rose Rhoads