



Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, May 1, 2013

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

2. Minutes of April 3, 2013.

3. Request Time to Speak

4. Public Hearing – Rezone - A request to rezone properties located west of US Hwy 281 and south of Capital Avenue. From RD – Residential Development Zone to Amended RD - Residential Development Zone, in the City of Grand Island. (C-13-2013GI)

5. Final Plat – Chief/Westgate Subdivision, located north of US Highway 30 and east of North Road, in Grand Island, Hall County, Nebraska. Consisting of 12.13 acres and (4 Lots).

6. Planning Director's Report
Hazard Mitigation Update

7. Next Meeting June 5, 2013

8. Adjourn

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



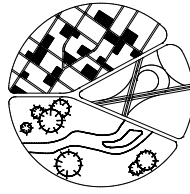
Hall County Regional Planning Commission

Wednesday, May 1, 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
April 3, 2013

The meeting of the Regional Planning Commission was held Wednesday, April 3, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 23, 2013.

Present: Leslie Ruge	Julie Connelly
Pat O'Neill	Bill Hayes
John Amick	Don Snodgrass
Mark Haskins	Scott Eriksen
Deb Reynolds	Karen Bredthauer

Absent: Dennis McCarty, Jaye Monter

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 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 March 6, 2013 meeting.

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

The motion carried with 10 members present and 8 voting in favor (Reynolds, Eriksen, Amick, O'Neill, Ruge, Hayes, Snodgrass and Haskins) and 2 members present abstaining (Bredthauer and Connelly).

4. Request Time to Speak.

E.W. Skala, 323 Mallard Lane, Grand Island; Orval Stahr, 1512 Road 13, York; Raymond O'Connor, 611 Fleetwood Road, Grand Island; Kent Cordes, 111 Central Avenue, Kearney; Tim Plate, 620 N Webb Road, Grand Island, item #6. Ron DePue, 308 N Locust, Grand Island, item #5.

5. Public Hearing – Rezone - A request to rezone property located west of South Locust Street and south of US Hwy 34. Also known as a tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 33, Township 11 North, Range 9 West of the 6th P.M., in Grand Island, in Hall County, Nebraska, from LLR – Large Lot Residential to B2 – General Business Zone. (C-10-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this request is to rezone approximately 4 acres of land south of Lake Street and west of South Locust Street, from LLR Large Lot Residential to B2 General Business Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the full parcel. This is consistent with the comprehensive plan.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Hayes to approve the rezone from LLR – Large Lot Residential Zone to B2 – General Business Zone.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Connelly, Bredthauer, Haskins, Snodgrass and Eriksen) and no one voting against.

6. Public Hearing – Concerning an amendment to the redevelopment plan for CRA, Area 8, for a Site Specific Redevelopment Plan for 1119 S Adams, in Grand Island, Hall County, Nebraska. Resolution No. 2013-04. (C-11-2013GI)

O'Neill opened the Public Hearing.

Nabity reviewed the Redevelopment Plan and explained that Chief Industries, Inc., has acquired the property, and has demolished the Aurora Coop buildings and grain elevator, extend services, prepared the site and are planning on building a 33,000+ sq. ft. building at 1119 S Adams Street. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension, and site preparation. The structure on this property is currently vacant. A memorandum of understanding between Chief Industries, the Grand Island CRA and the City of Grand Island in July of 2012 authorizing Chief to move forward with acquisition, demolition and utility

improvements necessary to support this effort and remove blighting influences and make improvements to eliminate substandard conditions prior to submitting this redevelopment proposal.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly to approve Resolution No. 2013-04 as presented.

A roll call vote was taken and the motion passed with 10 members present and 10 voting in favor (Amick, O'Neill, Ruge, Hayes, Reynolds, Connelly, Bredthauer, Haskins, Snodgrass and Eriksen) and no one voting against.

7. **Public Hearing** - Concerning adoption of a blight and substandard Area 12. This property is located between Engleman Road and North Road and 13th Street and west Stolley Park Road. This area is also known as Copper Creek Estates located to the south of Old Potash Hwy and Indian Acres located to the north Old Potash Hwy in the City of Grand Island. (C-12-2013GI)

O'Neill opened the Public Hearing.

Nabity explained here is a Substandard and Blight Study as prepared by Stahr & Associates, Inc. entitled "Blighted and Substandard Area Determination Analysis: Community Redevelopment Authority Analysis No. 12 Grand Island, Nebraska". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #12. The study as prepared and submitted indicates that this property could be considered substandard and blighted. A blight designation was previously sought on this property in January 2009. At that time Council made a decision not to forward the study to the Planning Commission for their review and recommendation. The area was not declared blighted and substandard. As shown in this study construction within this subdivision stopped not long after that and the infrastructure was left uncompleted. This infrastructure, including the streets and storm sewer has not been accepted into the city system and is deteriorating at a heightened rate due to the fact that it was never properly completed. If the Planning Commission does not make a recommendation within 30 days Council can proceed with a decision on the declaration without recommendation from Planning Commission.

EW Skala (Willie) talked about how this project was started. Skala said Grand Island is suffering from a housing shortage. As of Wednesday morning there were just 51 homes on the market for \$150,000 or less. Skala spoke for the approval of the Blight Study. By declaring the former Copper Creek land blighted and substandard this could be a win/win for the community.

Orval Stahr, Economic Consultant who put together the study, talked about the original study done in 2008 for this subdivision. Stahr commented this project has reached a point that the cost of infrastructure is making it impossible, in terms of risk to develop affordable housing.

Ray O'Connor, spoke of his plans for this proposed development for Copper Creek Estates. Noting this is what the community needs. "This is the way to do it is to build an affordable home for these people to move into", said O'Connor. With Blight Study passing this is imperative to the future of this development. O'Connor is in favor of the approval of the Blight Study because without TIF funding this development would not be able to move forward.

Tim Plate, spoke against the approval of the Blight Study, citing this is O'Connor's way of getting infrastructure at a low cost for his own benefit. He noted other subdivisions within a close proximity have been developed with private money. Plate doesn't like the use of tax-increment financing to help with the cost of streets, water, sewer and storm sewer. Instead it should be used for the demo of substandard house to allow for future development.

Haskins spoke against this Blight Study, as he believes this should be used to help older parts of Grand Island that have become run down.

Bredthauer praised the project, saying this is exactly what is needed.

Reynolds disagreed with the Study noting there are areas in this proposal that aren't blighted.

O'Neill closed the Public Hearing.

A motion was made by Hayes and seconded by Bredthauer to approve the proposed Blight Study for area 12 as presented. Some findings of fact are other housing areas to the west, there are known hazards in this area. There is degradation of infrastructure and abandonment of land.

A roll call vote was taken and the motion passed with 8 members present and 8 voting in favor (Amick, O'Neill, Ruge, Hayes, Connelly, Bredthauer, Snodgrass and Eriksen) and 2 voting no (Reynolds and Haskins).

8. **Final Plat – Rainbow Lake Sixth Subdivision** – located south of Rainbow Road and east of Blaine Street, in the City of Grand Island, in Hall County, Nebraska. Consisting of (25 Lots) and 19.775 acres.

A motion was made by Bredthauer and seconded by Amick to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Connelly, Bredthauer, Eriksen and Snodgrass) voting in favor, no member present abstaining.

9. **Final Plat – Ummel Second Subdivision** – located north of Bronco Road and east of Shady Bend Road, in Grand Island, Hall County, Nebraska. Consisting of (5 Lots) and 36.033 acres.

A motion was made by Bredthauer and seconded by Hayes to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Connelly, Bredthauer, Eriksen and Snodgrass) voting in favor, no member present abstaining.

10. Planning Director's Report

NPZA Conference was held in Kearney. It went well with a record amount of attending. Next month will be the presentation of the Hazard Mitigation plans.

11. Next Meeting May 1, 2013

12. Adjourn

Chairman Pat O'Neill adjourned the meeting at 7:15 p.m.

Leslie Ruge, Secretary

By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting

Item F1

Rezone

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 24, 2013

SUBJECT: *Zoning Change (C-13-2013GI)*

PROPOSAL: An application has been made to amend the approved development plan for the Sterling Estates Second Subdivision. The Planning Commission and City Council approved the development plan in August of 2012. The plan included 300 apartments, a club house and some garages on 13.79 acres south of Capital Avenue and west of the Moore's Creek Drainway. The developers wish to add 5 more garages to the development plan adjacent to the apartment buildings on Lot 1 as shown and highlighted in blue on the attached drawing.

EVALUATION:

Positive Implications:

- The addition of the garages would add convenience and marketability to the plan.
- The additional garages would not increase the lot coverage beyond the limitations of the RD zoning district.
- These proposed changes are consistent with the Future Land Use Map from the Grand Island Comprehensive Plan.

Negative Implications:

- *None foreseen*

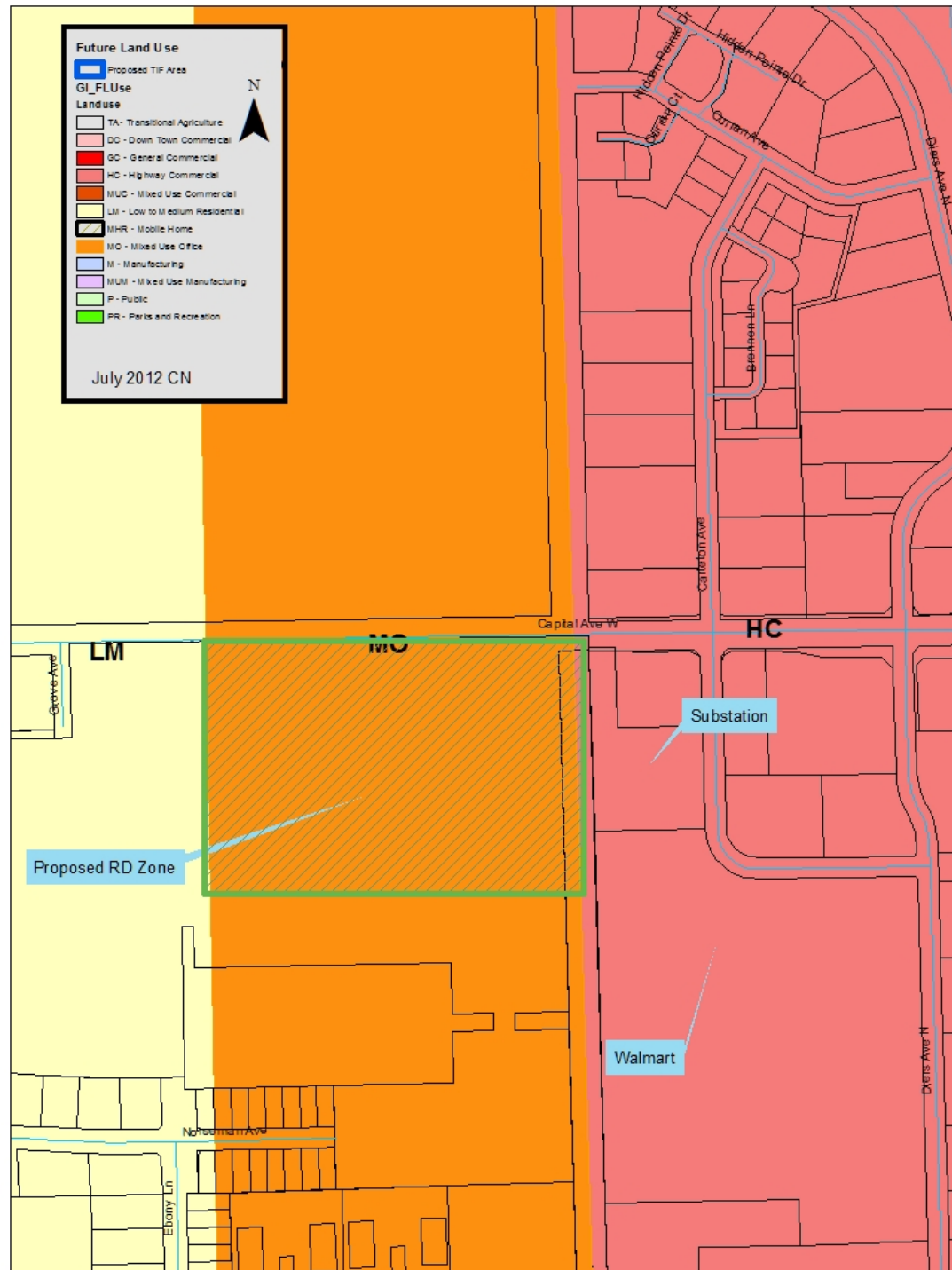
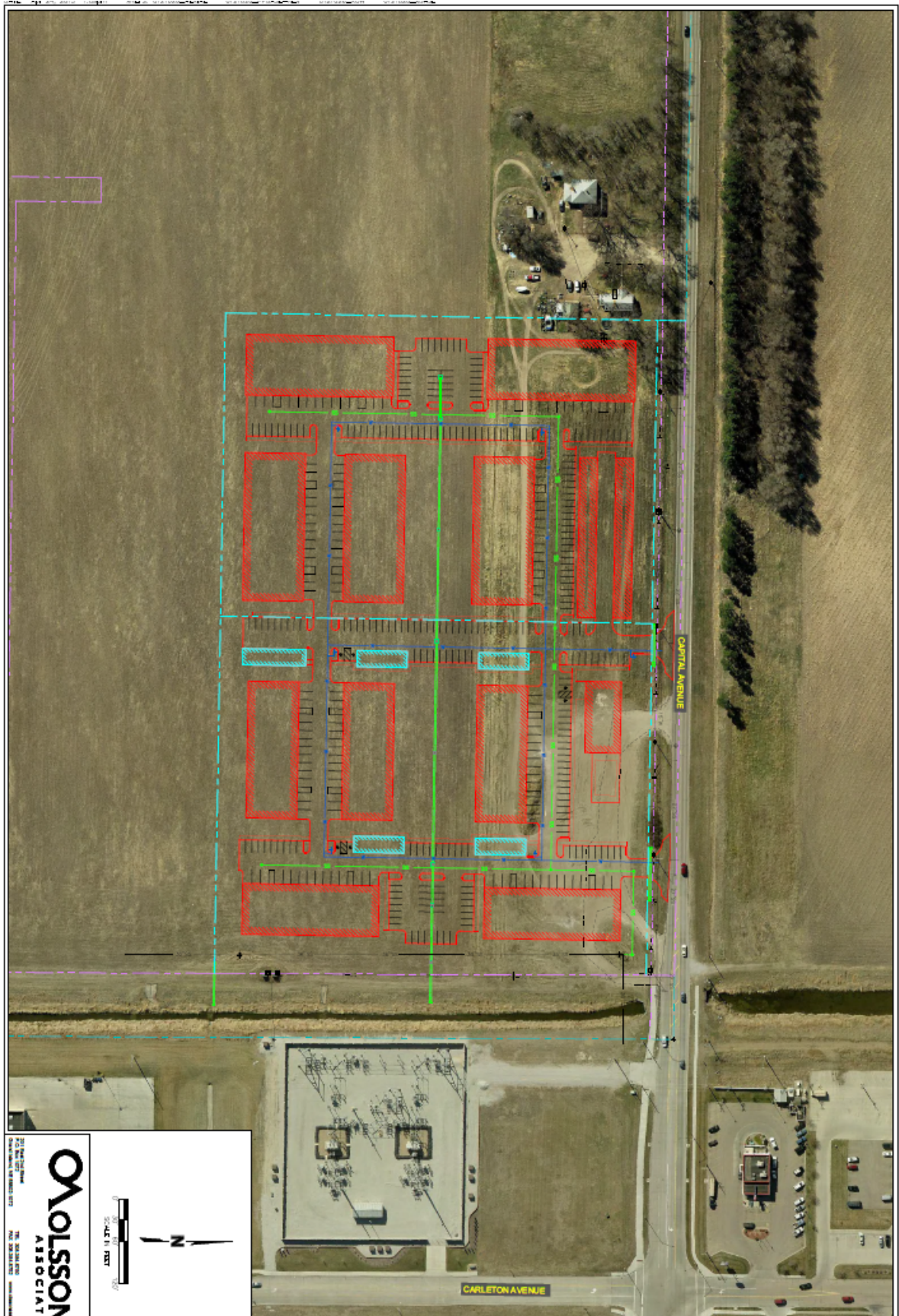


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan



RECOMMENDATION:

That the Regional Planning Commission recommend approval of the proposed changes to the Sterling Estates Second Subdivision Development Plan.

_____ Chad Nabity AICP, Planning Director

April 23, 2013

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from RD Residential Developmental Zone to Amended Residential Developmental Zone, located in the City of Grand Island.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from RD Residential Developmental Zone to Amended RD Residential Developmental Zone, located west of US Highway 281 and south of Capital Avenue, in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 1, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Hall County Regional Planning Commission

Wednesday, May 1, 2013
Regular Meeting

Item M1

Final Plat

Staff Contact: Chad Nabity

April 23, 2013

Dear Members of the Board:

RE: Final Plat – Chief/Westgate Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Chief/Westgate Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots on a Replat of all of Lot 1, Westgate Fourth Subdivision, in the City of Grand Island, and Part of the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 12.13 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 1, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

