



# Hall County Regional Planning Commission

**Wednesday, August 7, 2013  
Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

### **Technician:**

**Edwin Maslonka**

### **Secretary:**

**Rose Woods**

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**6:00 PM  
City Hall**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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

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## Item -1

### Hazard Mitigation

Staff Contact: Chad Nabity

## Hazard Mitigation Survey Summary

As part of the Hall County Hazard Mitigation Plan update process, a survey was distributed to officials of Hall County, the Cities of Grand Island and Wood River, and the Villages of Alda, Doniphan and Cairo. The survey requested information from local officials regarding the threats and associated severity impacting their jurisdiction. This survey also solicited mitigation project ideas that can alleviate this risk.

Asked to rank local hazards on a scale of 1-5 by severity, survey results showed that Hall County respondents reported severe weather in both winter and summer, including tornadoes and flooding, as their most common and highest risk threats. These concerns are borne out by the fact that the major disaster declarations in past decades have all been weather related, including flooding in 2008 and 2005, ice storms in 2006/2007 and of course the tornadoes of 1980 in Grand Island.

### Project Suggestions

Survey respondents were also asked to provide mitigation project ideas for their jurisdiction. Proposed projects were categorized into five basic types:

1. Saferooms & storm shelters
2. Flood Mitigation & Drainage
3. Public Education
4. Infrastructure Protection
5. Hazmat & Chemical Spill Prevention (fixed facilities & transportation)

Of the nearly 30 projects and project ideas, the most common were saferooms (11), critical infrastructure protection (7) and hazmat spill mitigation/prevention (6).



# Hall County Regional Planning Commission

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## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

### **AGENDA AND NOTICE OF MEETING**

**Wednesday, August 7, 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 July 10, 2013.**

**3. Request Time to Speak.**

**4. Public Hearing – Rezone** - A request to rezone properties on a track of land comprising of Lot One (1), in Block Three (3), in the Original Town of Doniphan, Hall County, Nebraska, West of the 6<sup>th</sup> P.M., from R3 – Multi Family Residential to BG - General Commercial Zone, in the Village of Doniphan. (C-20-2013Don)

**5. Final Plat – Gerdes Subdivision** – located south of Plum St., and west of Hoffman Ave, in Doniphan, in Hall County, Nebraska. Consisting of (2 Lots) and .690 acres.

**6. Hazard Mitigation Plan Update**

**8. Planning Director's Report**

**9. Next Meeting September 4, 2013**

**10. 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.**



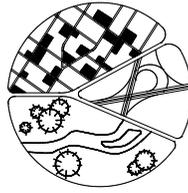
# Hall County Regional Planning Commission

Wednesday, August 7, 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  
July 10, 2013

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The meeting of the Regional Planning Commission was held Wednesday, July 10, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" June 29, 2013.

Present: Leslie Ruge           Dennis McCarty  
          Pat O’Neill           Julie Connelly  
          Don Snodgrass        Deb Reynolds  
          Karen Bredthauer   John Amick  
          Mark Haskins        Scott Eriksen

Absent: Jaye Monter, Bill Hayes

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**1. Call to order.**

Vice Chair Bredthauer called the meeting to order at 6:00 p.m.

Bredthauer stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She 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.

**2. Minutes of June 5, 2013 meeting.**

A motion was made by Ruge to approve the meeting minutes and seconded by McCarty to approve the Minutes of the June 5, 2013 meeting as mailed.

The motion carried with 9 members present and 8 voting in favor (McCarty, Reynolds, Amick, Haskins, Eriksen, Ruge, Hayes, Bredthauer and Snodgrass) and 1 member present abstaining (Connelly).

**3. Request Time to Speak.**

No one requested time to speak.

4. **Council Referral** – Concerning the formation of a new business improvement district, South Locust BID 2013 to replace BID 7. (C-17-2013GI)

5. **Council Referral** – Concerning the formation of a new business improvement district, Second Street BID 2013 to replace BID 6. (C-18-2013GI)

6. **Council Referral** – Concerning the formation of a new business improvement district, Fonner Park BID 2013 to replace BID 4 & South Locust BID 2012. (C-19-2013GI)

The three council referrals were taken together, Marco Floreani, Community Development Administrator, requested the referrals one to replace BID 7 with South Locust BID 2013 that is set to expire later this year, one referral for Second Street BID 2013 to replace BID 6 and one referral for Fonner Park BID 4 and South Locust BID 2012.

A motion was made by McCarty and seconded by Connelly to approve the Council Referrals for the creation of South Locust BID 2013, Second Street BID 2013 and Fonner Park BID 2013.

A roll call vote was taken and the motion passed with 9 members present and 9 voting in favor (McCarty, Amick, Ruge, Connelly, Reynolds, Haskins, Bredthauer, Eriksen and Snodgrass) and no one voting against.

O'Neill joined the meeting at 6:13.

**Consent Agenda**

7. **Preliminary Plat - Northview 9<sup>th</sup> Subdivision** – located south of US Hwy 2 and east of Idaho Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of 10 Lots and 2.77 acres.

**Final Plat – Northview 9<sup>th</sup> Subdivision** – located south of US Hwy 2 and east of Idaho Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of 10 Lots and 2.77 acres.

8. **Final Plat – Horizon View Subdivision** – located south of Lepin Rd., and east of 70<sup>th</sup> Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 3 acres.

- 9. Final Plat – Bond Subdivision** – located west of Dodd Street and north of Green Street in the City of Wood River, Hall County, Nebraska. Consisting of (1 Lot) and .295 acres.

A motion was made by Bredthauer and seconded by Reynolds to approve the Consent Agenda as presented.

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

- 10. Budget and Fees** – 2013-2014 Budget review.

Nabity reviewed the Planning budget for 2013-2014.

A motion was made by Amick and seconded by Haskins to approve the 2013-2014 budget as presented.

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

- 11. Planning Director’s Report**

Nabity spoke briefly about items for next month’s meeting.

- 12. Next Meeting August 7, 2013**

- 13. Adjourn**

Chairman Pat O’Neill adjourned the meeting at 6:23 p.m.

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Leslie Ruge, Secretary

By Rose Rhoads



# Hall County Regional Planning Commission

Wednesday, August 7, 2013  
Regular Meeting

## Item F1

**Rezone - Doniphan**

Staff Contact: Chad Nabity

July 25, 2013

Dear Members of the Board:

**RE: Rezoning – Change of Zoning. Rezone request changing property from R3 Multi Family Residential to BG – General Commercial Zone, located in the Village of Doniphan.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Doniphan Zoning Map from R3 Multi Family Residential to BG – General Commercial Zone, located on a tract of land comprising of Lot One (1), in Block Three (3), in the Original Town of Doniphan, Hall County, Nebraska, as shown on the enclosed map.

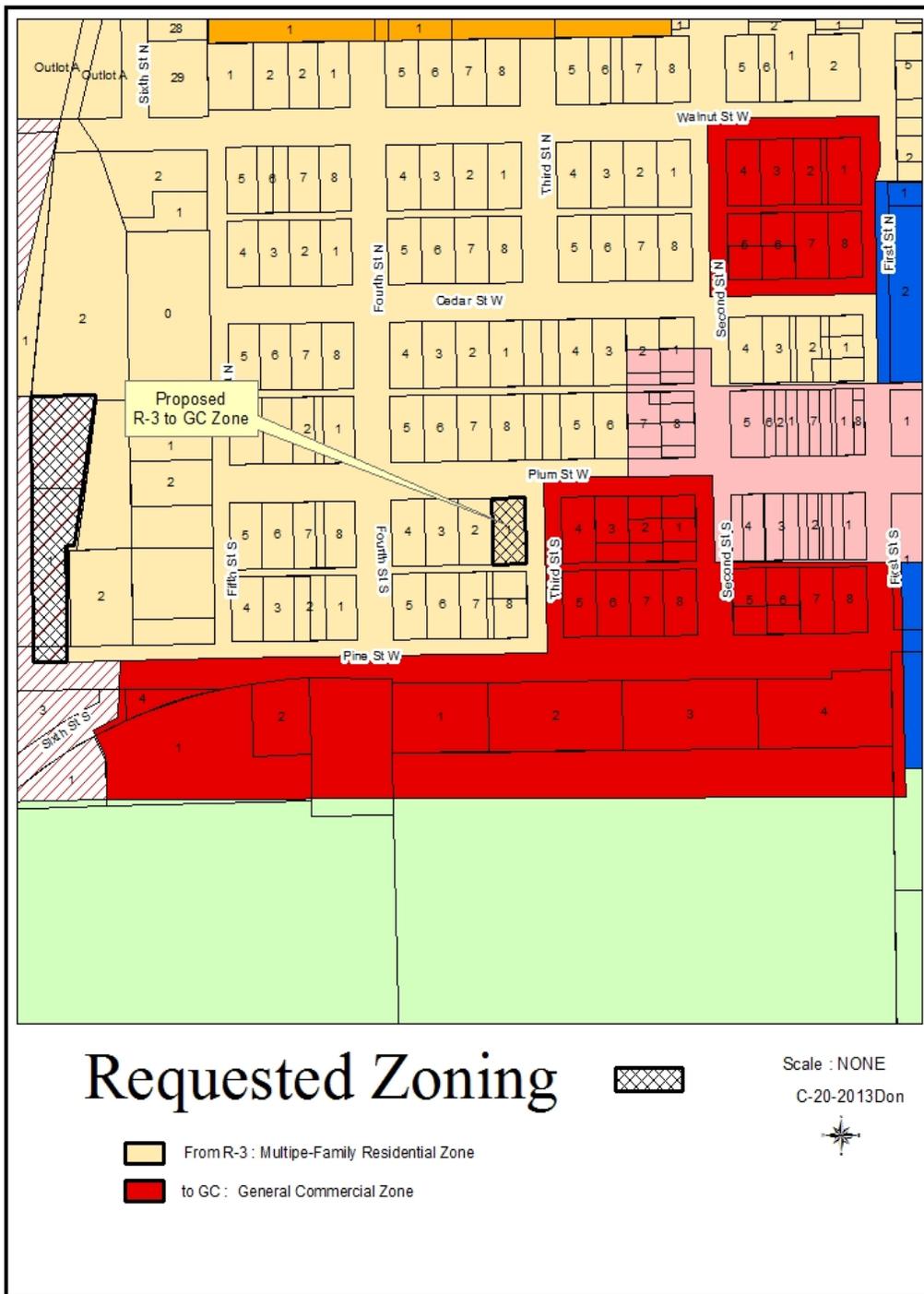
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on August 7, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Doniphan Clerk  
Doniphan Attorney  
Director of Public Works  
Hall County Zoning

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, August 7, 2013  
Regular Meeting

## Item M1

### Final Plat

Staff Contact: Chad Nabity

July 25, 2013

Dear Members of the Board:

**RE: Final Plat – Gerdes Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Gerdes Subdivision, in the Village of Doniphan, Hall County Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Twenty Seven (27), Hoffman Second Subdivision, in the Village of Doniphan, Hall County, Nebraska, said tract containing .690 acres more or less.

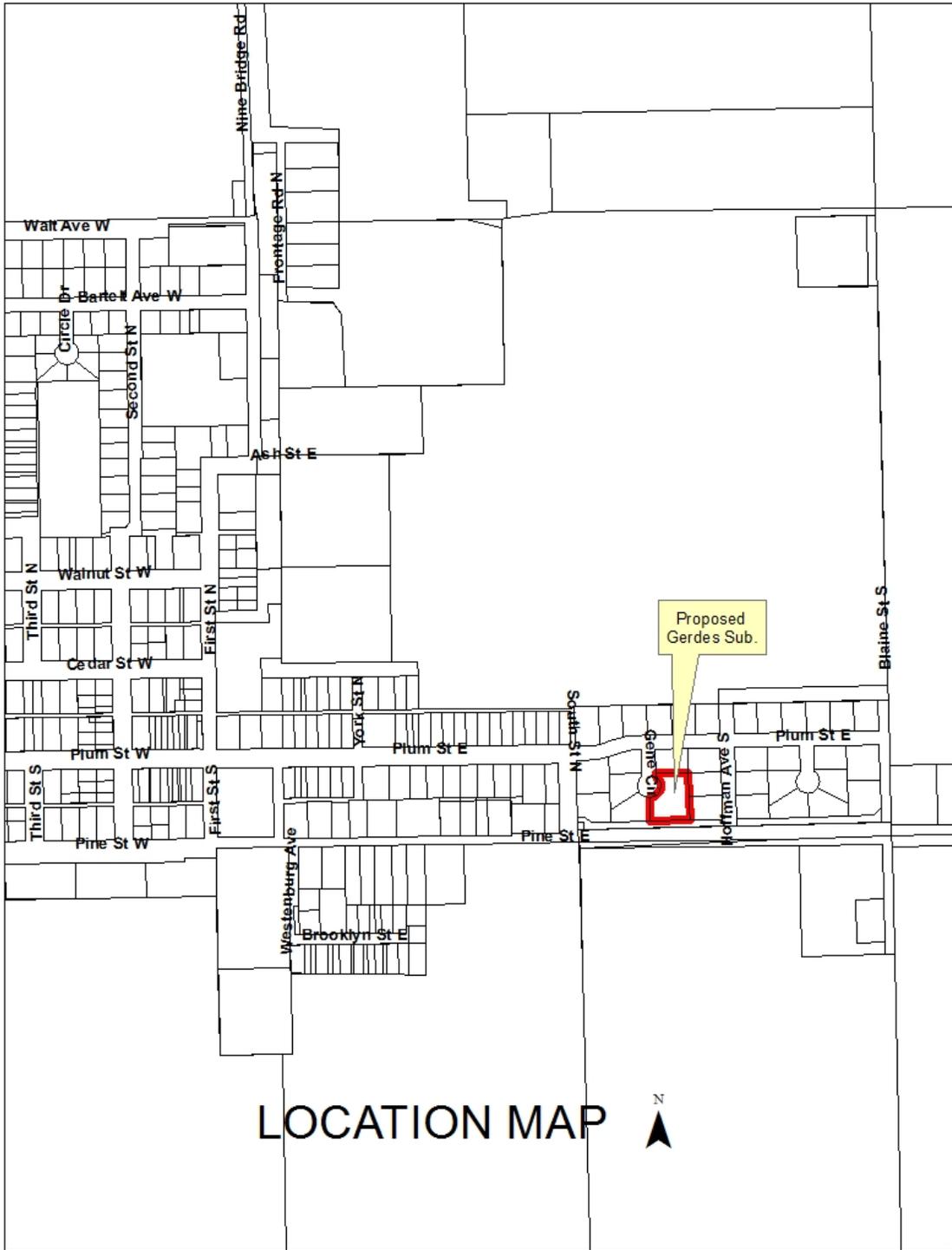
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 7, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

Cc: Doniphan City Clerk  
Doniphan City Attorney  
Director of Public Works  
Hall County Zoning  
Manager of Postal Operations  
Rockwell & Associates

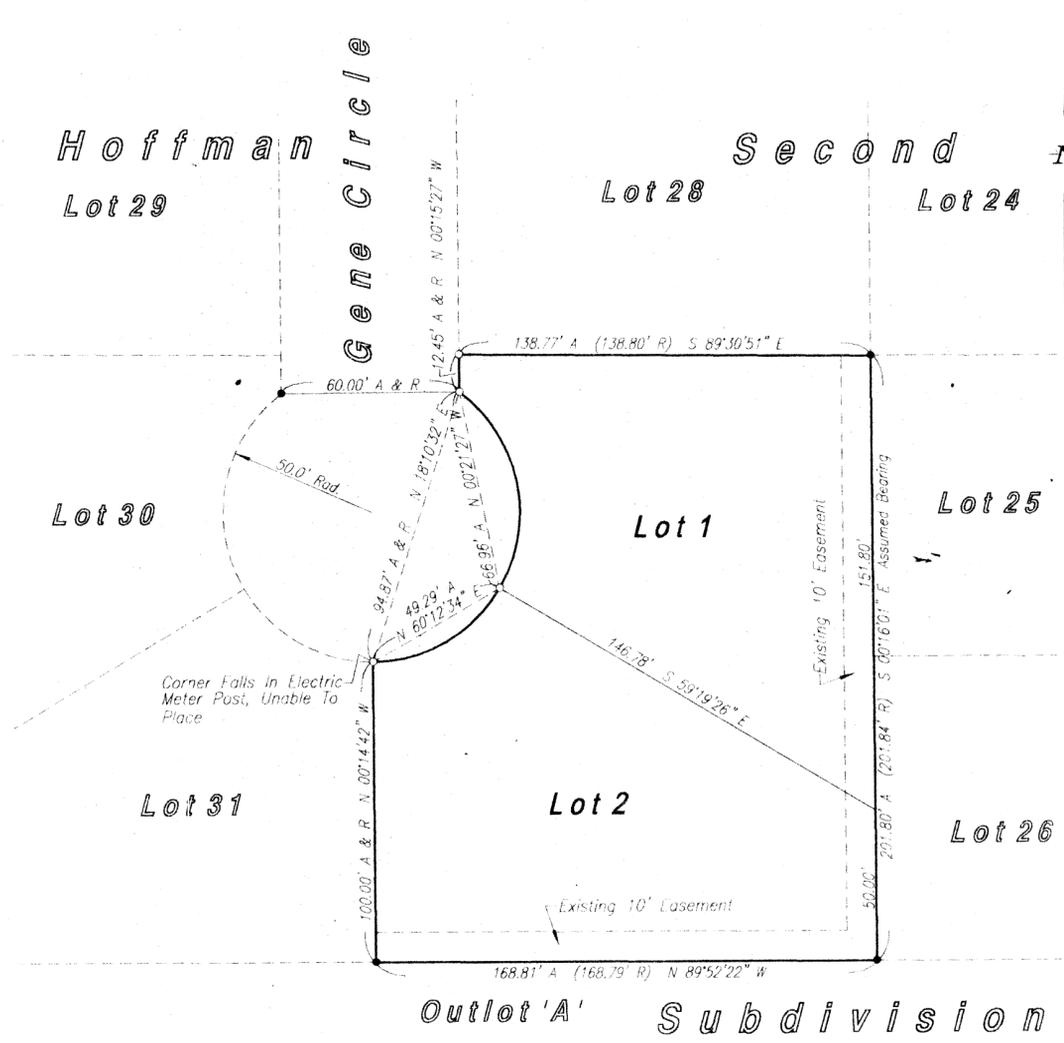
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



**LEGEND**

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance
- All Distances Shown On Cul-de-sacs Are CHORD Distances

Scale: 1" = 40'



**Legal Description**

A tract of land comprising all of Lot Twenty Seven (27), Hoffman Second Subdivision, in the Village of Doniphan, Hall County, Nebraska, said tract containing 0.690 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that ANTHONY T. GERDES and AMBER L. GERDES, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'GERDES SUBDIVISION' in the Village of Doniphan, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Anthony T. Gerdes

Amber L. Gerdes

**Surveyor's Certificate**

I hereby certify that on July 10, 2013, I completed an accurate survey of 'GERDES SUBDIVISION', in the Village of Doniphan, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

**Approvals**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Village of Doniphan, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Chairman Of The Board

Village Clerk

(Seal)

**Acknowledgement**

State Of Nebraska  
County Of Hall ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared ANTHONY T. GERDES and AMBER L. GERDES, husband and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_.

Notary Public

(Seal)

**GERDES SUBDIVISION**  
**IN THE VILLAGE OF DONIPHAN, NEBRASKA**