



Hall County Regional Planning Commission

Wednesday, September 4, 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, September 4, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, September 4, 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 August 7, 2013.

3. Request Time to Speak.

4. Public Hearing – Rezone - A request to rezone the properties from CD to revised CD for Lot 1 of the Grand Island Mall 13th Subdivision, in the City of Grand Island, Hall County, Nebraska. (C-22-2013GI)

5. Final Plat – Elrod Estates 2nd Subdivision – located east of Saturn St and south of Apollo Ave., in Alda, in Hall County, Nebraska. Consisting of (4 Lots) and 1.678 acres.

6. Final Plat – Kenmare 3rd Subdivision – located west of Blaine Street and west of Wicklow Drive, in the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 7.725 acres.

7. Planning Director's Report

8. Next Meeting October 2, 2013

9. 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.



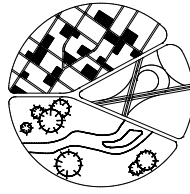
Hall County Regional Planning Commission

**Wednesday, September 4, 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
August 7, 2013

The meeting of the Regional Planning Commission was held Wednesday, August 7, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 27, 2013.

Present: Leslie Ruge Dennis McCarty
 Pat O'Neill Julie Connelly
 Bill Hayes Deb Reynolds
 Karen Bredthauer Scott Eriksen
 Mark Haskins

Absent: Jaye Monter, John Amick, Don Snodgrass

Other:

Staff: Chad Nabity, Rose Rhoads

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

2. Minutes of July 10, 2013 meeting.

A motion was made by Eriksen to approve the meeting minutes and seconded by McCarty to approve the Minutes of the July 10, 2013 meeting as mailed.

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

3. Request Time to Speak.

No one requested 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 6th P.M., from R3 – Multi Family Residential to BG - General Commercial Zone, in the Village of Doniphan. (C-20-2013Don)

O'Neill opened the Public Hearing.

Nabity explained this rezone request change would allow this property to have a commercial building on the south and a single family home to the north.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Connelly to approve the Rezone.

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

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.

A motion was made by McCarty and seconded by Bredthauer to approve the final plat of Gerdes Subdivision.

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

6. Hazard Mitigation Plan Update

Jon Rosenlund reviewed the Hazard Mitigation Survey Summaries.

7. Planning Director's Report

Nabity spoke briefly about items for next month's meeting. O'Neill, Ruge and Bredthauer volunteered for the committee to select the Community Beautification Award.

8. Next Meeting September 4, 2013

9. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:46 p.m.

Leslie Ruge, Secretary

By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, September 4, 2013
Regular Meeting

Item F1

Rezone

Staff Contact: Chad Nabity

August 21, 2013

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from CD – Commercial Development Zone to Amended CD – Commercial Development 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 CD – Commercial Development Zone to Amended CD – Commercial Development Zone. As shown on the enclosed map.

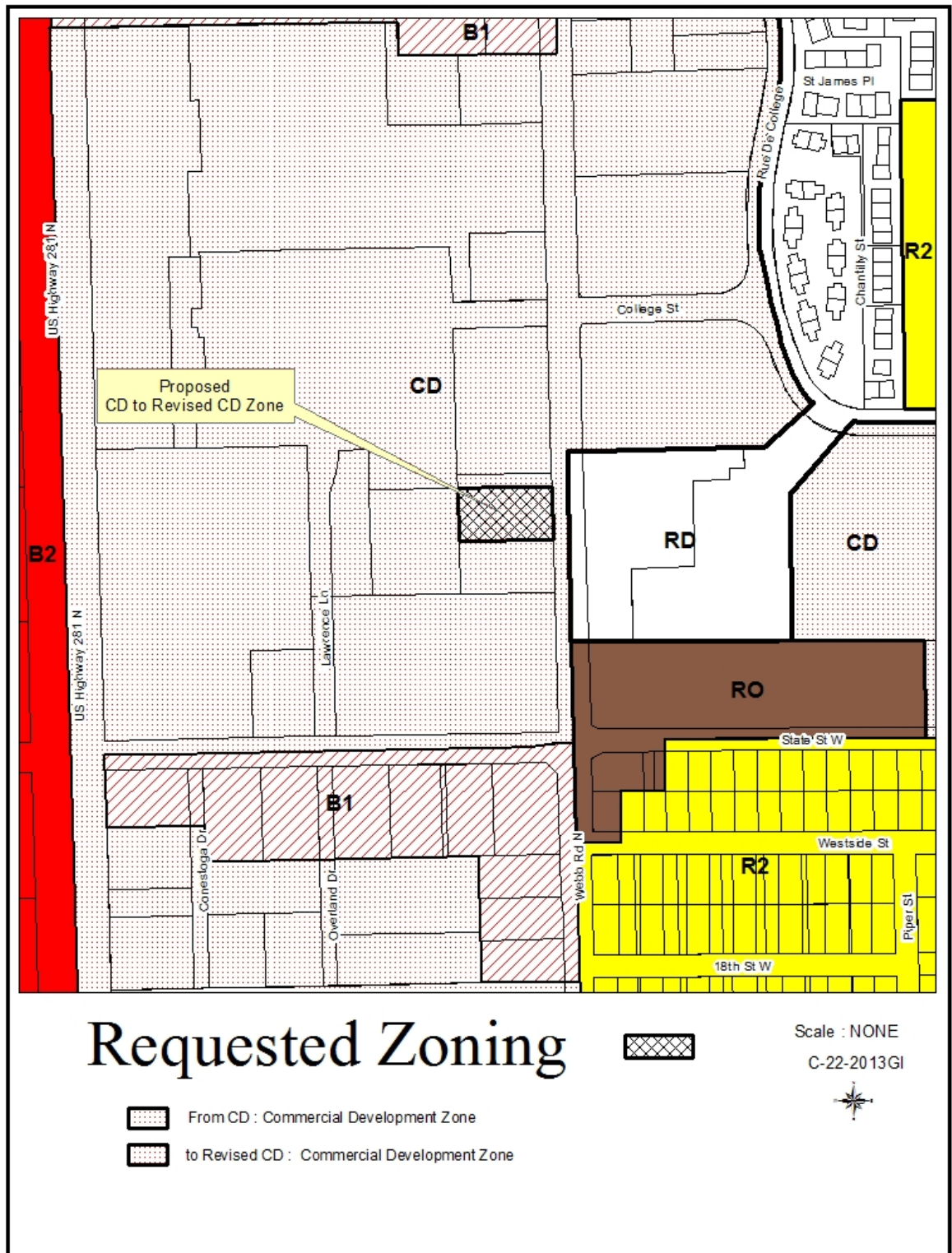
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on September 4, 2013 in the Council Chambers located in Grand Island's City Hall.

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, September 4, 2013
Regular Meeting**

Item M1

Final Plat

Staff Contact: Chad Nabity

August 21, 2013

Dear Members of the Board:

RE: Final Plat – Elrod Estates 2nd Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Elrod Estates 2nd Subdivision, located east of Saturn Street and south of Apollo Ave., in the Village of Alda, Hall County, Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising a part of the East Half of the Southwest Quarter (E1/2SW ¼) of Section Five (5), Township Ten (10) North, Range Ten (10) West of the 6th P.M. in the Village of Alda, Hall County, Nebraska. This land consists of approximately 1.678 acres.

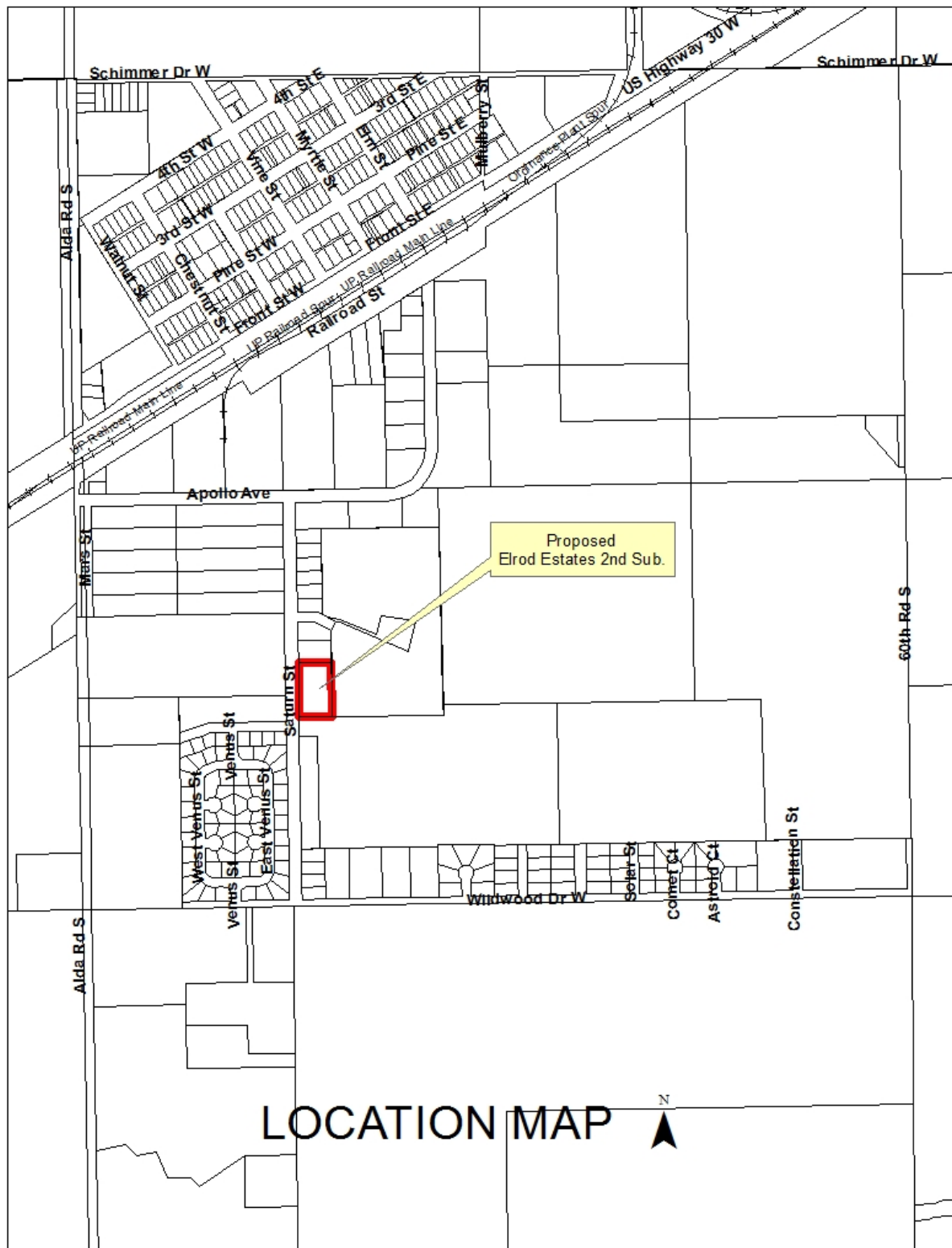
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 4, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Alda City Clerk
Alda City Attorney
Hall County Director of Public Works
Hall County Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



August 21, 2013

Dear Members of the Board:

RE: Final Plat – Kenmare 3rd Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Kenmare 3rd Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot, a tract of land comprising a part the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), of Section Twenty Nine (29), Township Eleven (11) North Range Nine (9) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 7.725 acres.

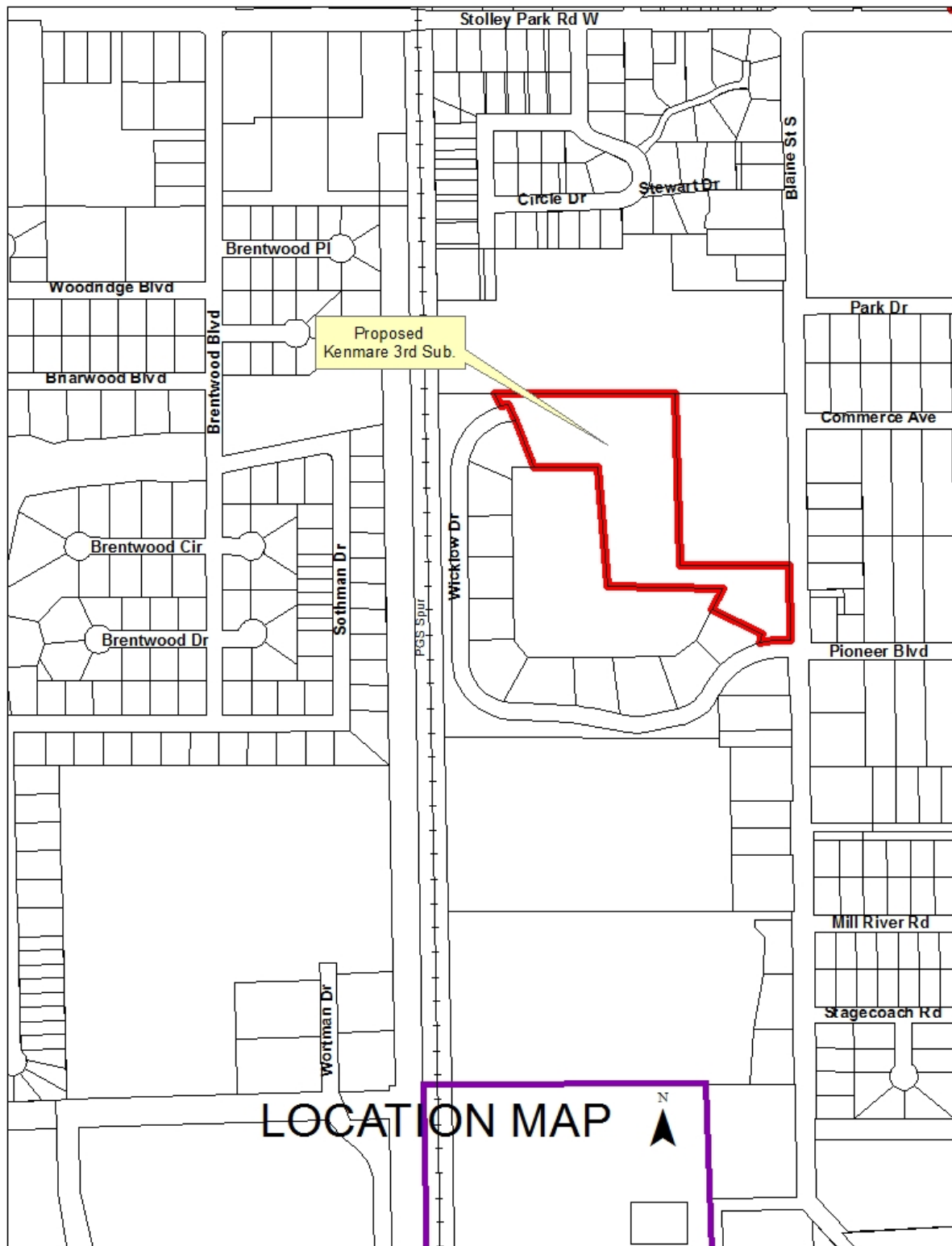
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 4, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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



LOCATION MAP

