



# Hall County Regional Planning Commission

**Wednesday, November 6, 2013**  
**Regular Meeting Packet**

---

## **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**

---

**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, November 6, 2013  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

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

**Wednesday, November 6, 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 October 2, 2013.**

**3. Request Time to Speak.**

**4. Public Hearing – Rezone - A request to rezone the properties from R1 Suburban Density Residential to RD Residential Development Zone in the City of Grand Island, Hall County, Nebraska. All of Van Ohlen 3<sup>rd</sup> Subdivision located south of Shady Bend Circle and west of Shady Bend Road. (C-28-2013GI)**

**Consent Agenda**

**5. Final Plat – Platte Valley Industrial Park Ninth Subdivision – located north of Wildwood Drive and east of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 7.451 acres.**

**6. Final Plat – Dixon Subdivision – located south of Husker Hwy and east of US Hwy 34, in Hall County, Nebraska. Consisting of (1 Lot) and 6.612 acres.**

**7. Planning Director's Report**

**8. Next Meeting December 4, 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.**



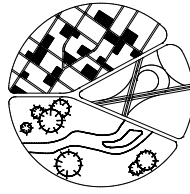
# **Hall County Regional Planning Commission**

**Wednesday, November 6, 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  
October 2, 2013

---

The meeting of the Regional Planning Commission was held Wednesday, October 2, 2013, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 21, 2013.

Present: Pat O'Neill	Dennis McCarty
Bill Hayes	Deb Reynolds
Karen Bredthauer	Don Snodgrass
Mark Haskins	John Amick

Absent: Scott Eriksen, Julie Connelly, Jaye Monter, Leslie Ruge

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 September 4, 2013 meeting.**

A motion was made by Reynolds to approve the meeting minutes and seconded by Bredthauer to approve the Minutes of the September 4, 2013 meeting as mailed.

The motion carried with 8 members present and 6 voting in favor (Hayes, Snodgrass, Reynolds, O'Neill, Haskins and Bredthauer) and 2 members present abstaining (McCarty, Amick).

**3. Request Time to Speak.**

Raymond O'Connor, 611 Fleetwood Rd., Grand Island, #6, Harold Rosenkotter, 4110 Terrace Circle, Grand Island, #5, Ron DePue, 308 N Locust, #5, Gary Jacobsen, 1112 S Locust, Grand Island, #4, Keith Marvin, 457 D Street, #5.

**4. Public Hearing -** Concerning adoption of a blight and substandard Area 13. This property is located between south Lincoln Ave., and south Adams Street, and west Oklahoma Ave., and west Phoenix Ave., in the City of Grand Island. (C-27-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this is a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "Grand Island NE, Blighted and Substandard Study Area 13". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #13. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This area was not included within the blight study for Area #8 as this property was entirely within the County Industrial Tract and not eligible for annexation by the City. The property within this study has been removed from the County Industrial Tract and a portion of it has been annexed into the City.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Bredthauer to approve the adoption of Blight and Substandard Study Area #13.

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

**5. Public Hearing -** Concerning adoption of a blight and substandard Area 14. This property is located between Faidley Ave and 13<sup>th</sup> Street. Along the east side of Webb Road, in the City of Grand Island. (C-26-2013GI)

O'Neill opened the Public Hearing.

Nabity explained this is a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "City of Grand Island, NE Blighted and Substandard Study Area 14". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area #14.

The above item was discussed at length.

O'Neill closed the Public Hearing.

A motion was made by McCarty and seconded by Amick to approve the adoption of Blight and Substandard Study Area #14.

A roll call vote was taken with 5 members present and voting in favor (Hayes, Snodgrass, McCarty, Amick and Haskins) and 3 members voting against (O'Neill, Bredthauer, Reynolds).

- 6. Final Plat – Copper Creek Estates 5<sup>th</sup> Subdivision** – located south of Old Potash Highway and west of Cherokee Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of (20 Lots) and 5.644 acres.

Ray O'Connor spoke briefly about the progress he has made with Copper Creek.

A motion was made by Hayes and seconded by Snodgrass to approve Copper Creek Estates 5<sup>th</sup> Subdivision.

A roll call vote was taken with 8 members present and all voting in favor (Hayes, Snodgrass, McCarty, Amick, Haskins, O'Neill, Bredthauer, Reynolds).

#### **Consent Agenda**

- 7. Final Plat – Larry Wilhelmi Subdivision** – located south of One R Rd., and east of 110<sup>th</sup> Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 14.263 acres.
- 8. Final Plat – Dibbern Pork 2nd Subdivision** – located south of Schimmer Drive and east of Cameron Road in Hall County, Nebraska. Consisting of (1 Lot) and 3.6967 acres.
- 9. Final Plat – Lazy H Subdivision** – located north of Capital Ave, and west of Bluff Center Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 2.80 acres.

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

A roll call vote was taken with 8 members present and all voting in favor (Hayes, Snodgrass, McCarty, Amick, Haskins, O'Neill, Bredthauer, Reynolds) no member present voting against.

- 10. Community Beautification Award**  
Award was presented.

- 11. Planning Director's Report.**

- 12. Next Meeting November 6, 2013**

- 9. Adjourn**



Chairman Pat O'Neill adjourned the meeting at 7:05 p.m.

---

Leslie Ruge, Secretary

By Rose Rhoads



# **Hall County Regional Planning Commission**

**Wednesday, November 6, 2013  
Regular Meeting**

## **Item F1**

### **Public Hearing - Rezone**

**Staff Contact: Chad Nabity**

# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction  
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction  
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

750.00

## A. Applicant/Registered Owner Information (please print):

Applicant Name Hall County Housing Authority Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

Applicant Address 915 Baumann Dr Grand Island, NE 68803

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

## B. Description of Land Subject of a Requested Zoning Change:

Property Address 309 Shady Bend Circle

Legal Description: (provide copy of deed description of property)

Lot 1 Block 1 Subdivision Name Von Ohlen 3rd Sub, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

1. Property Rezoning (yes X) (no   )  
(provide a properly scaled map of property to be rezoned)

From R1 to RD

2. Amendment to Specific Section/Text of Zoning Ordinance (yes   ) (no X)  
(describe nature of requested change to text of Zoning Ordinance)

## D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

**NOTE: This application shall not be deemed complete unless the following is provided:**

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

**\*A public hearing will be held for this request\***

Signature of Owner or Authorized Person Brian D. [Signature] Date 9-25-13

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07

October 25, 2013

Dear Members of the Board:

**RE: Rezoning – A request to rezone the properties from R1 Suburban Density Residential to RD Residential Development Zone in the City of Grand Island, Hall County, Nebraska. All of Van Ohlen 3<sup>rd</sup> Subdivision located south of Shady Bend Circle and west of Shady Bend Road.**

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 R1 Suburban Density Residential Zone to RD Residential Development Zone. As shown on the enclosed map.

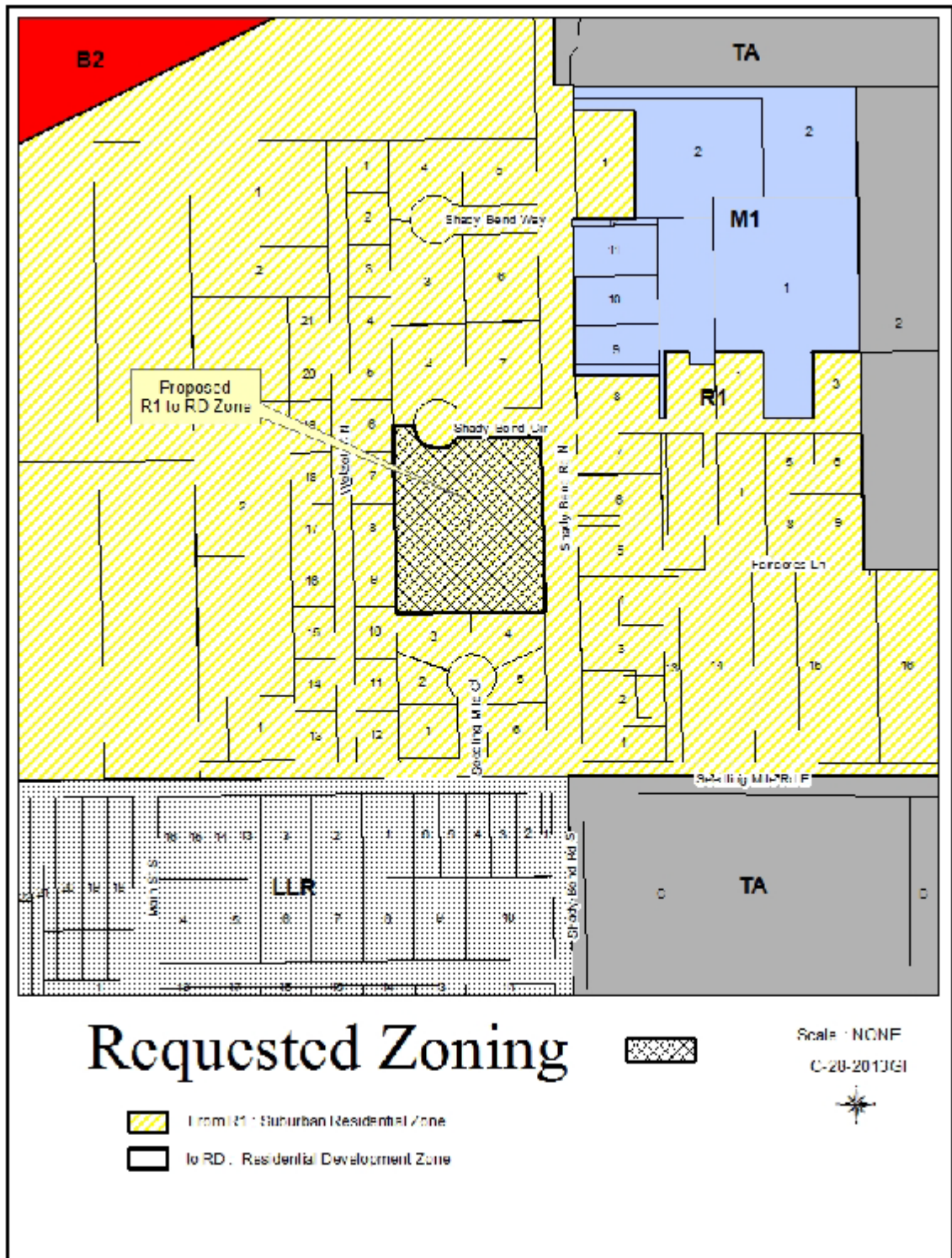
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on November 6, 2013 in the Council Chambers located in Grand Island's City Hall.

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, November 6, 2013  
Regular Meeting**

## **Item M1**

### **Final Plats**

**Staff Contact: Chad Nabity**

October 25, 2013

Dear Members of the Board:

**RE: Final Plat – Platte Valley Industrial Park Subdivision – Final Plat.**

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

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Fifteen (15) Platte Valley Industrial Park Third Subdivision, West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, said tract containing 7.451 acres.

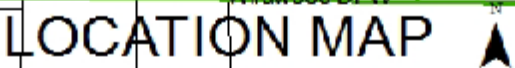
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 6, 2013 in the Council Chambers located in Grand Island's City Hall.

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.





October 25, 2013

Dear Members of the Board:

**RE: Final Plat – Dixon Subdivision – Final Plat.**

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

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Northeast Quarter (N1/2 NE1/4) Section Thirty Six (36), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 6.612 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 November 6, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Katt Surveying

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

