



Hall County Regional Planning Commission

**Wednesday, April 2, 2014
Regular Meeting Packet**

Commission Members:

Terry Connick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Craig Vincent	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dean Kjar	Wood River	
Dennis McCarty	Grand Island	
Richard Heckman	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

**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, April 2, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, April 2, 2014

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 March 5, 2014.

3. Request Time to Speak.

Consent Agenda

4. Final Plat – Copper Creek Estates Seventh Subdivision – located west of North Rd. and south of Old Potash Hwy., in the City Of Grand Island, in Hall County, Nebraska, consisting of 5.85 acres and (31 Lots).

5. Final Plat – Bull and Dot's Subdivision – located south of Stolley Park Rd. and west of Cameron Rd., in Hall County, Nebraska, consisting of 3.072 acres and (1Lot).

6. Next Meeting May 7, 2014

7. 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.



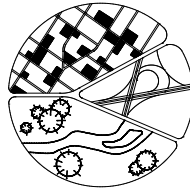
Hall County Regional Planning Commission

Wednesday, April 2, 2014
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 5, 2014

The meeting of the Regional Planning Commission was held Wednesday, March 5, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 22, 2014.

Present: Pat O'Neill Les Ruge
 Richard Heckman Terry Connick
 Mark Haskins Karen Bredthauer
 Julie Connelly Bill Hayes

Absent: Dennis McCarty, Deb Reynolds and Craig Vincent

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 February 5, 2014 meeting.

A motion was made by Bredthauer and seconded by Heckman to approve the Minutes of the February 5, 2014 meeting.

The motion carried with 7 members present and 4 voting in favor (O'Neill, Haskins, Bredthauer and Heckman) and 3 members present abstaining (Ruge, Connelly and Hayes).

3. Request Time to Speak.

Greg Baker, 2121 N Monitor Rd, Grand Island NE 68801, items 9 & 10 and Larry Bowers, 303 N Chestnut, Alda NE 68810, items 6 & 7.

Terry Connick joined the meeting at 6:05 p.m.

4. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 1, for a Site Specific Redevelopment Plan for 8th & Superior Street, in Grand Island, Hall County, Nebraska. Resolution No. 2014-04. (C-04-2014GI)

O'Neill opened the Public Hearing.

Nabity reviewed the request Habitat for Humanity is proposing to purchase and redevelop property located north of 8th street and west of Superior Street in northeast Grand Island. They will purchase the property, borrow material from the north portion of the lot increasing the size of the public detention cell and extend the sewer main from the west to serve six lots on this property fronting onto 8th street. They will build six habitat houses on the property over the course of the next two years.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly, to recommend approval of the Amendment to the Redevelopment Plan for CRA Area 1 as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

5. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 3051 S Locust, in Grand Island, Hall County, Nebraska. Resolution No. 2014-05. (C-05-2014GI)

O'Neill opened the Public Hearing.

Nabity stated the Developer is proposing to acquire the property and build a 59 unit Mainstay Suites Extended Stay Hotel. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, necessary site work, and planning activities.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Connelly, to recommend approval of the Amendment to the Redevelopment Plan for CRA Area 2 as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

6. **Public Hearing** – Concerning proposed changes to the Alda Comprehensive Development Plan specifically concerning the Future Land Use Map and designating a site located north of 4th Street and east of South Alda Road and south of Schimmer Drive as planned for Light Industry. (C-08-2014Alda)

O'Neill opened the Public Hearing.

Nabity explained to the Planning Board, the Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003. Justin Pfenning is requesting that the planning commission consider the following amendment to the future land use map to accommodate a request to rezone certain properties in Alda located east of Alda Road and south of the substation on the south side of Schimmer Drive. The amendment as shown on the attached map would declare the subject property (adjacent to the substation) as planned for light industrial developments.

Larry Bowers of Alda spoke in favor of the amendment to the Alda Comp Plan.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Bredthauer, to recommend amending the Alda Comp Plan as submitted.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

7. **Public Hearing - Rezone** - A request to rezone property from R-6 Multiple Family Residential to I-1 Light Industrial District, located north of 4th Street and east of South Alda Road and south of Schimmer Drive in the Village of Alda, in Hall County, Nebraska. (C-06-2014Alda)

O'Neill opened the Public Hearing.

Nabity briefed the board on the request to rezone property in northwest Alda east of Alda Road and south Schimmer Drive (south of the electric substation) from R6-Multi Family Residential District to I1-Light Industrial District, in the Village of Alda.

O'Neill closed the Public Hearing.

A motion was made by Heckman and seconded by Hayes, to change the zoning from R6 Multiple Family Residential to I-1 Light Industrial District.

A roll call vote was taken and the motion passed with 8 members present and all voting in favor (Connick, O'Neill, Connelly, Haskins, Bredthauer, Heckman, Hayes and Ruge) and no member present voting against.

8. Public Hearing – Subdivision Regulations, Chapter 33 Street design standards. Concerning amendments to the Subdivision Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. (C-07-2014GI)

O'Neill opened the Public Hearing.

No members of the public spoke in favor or against the proposed changes.

O'Neill stated he would like to see the narrowing of the width of a standard for a residential street to 31 foot or even 27 foot. Noting by allowing the smaller streets this could save up to \$6000; also it would slow down traffic and reduce the city's requirements for storm water runoff.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and was seconded by Connelly to approve the amendment to §33-12 by recommending the Street Standards of Residential streets be 32 foot wide which would be the minimum width the City can have or by special request have a 27 foot wide street. Some findings of fact to support this recommendation are this would reduce the costs of infrastructure and land, it would potentially increase safety on streets to encourage slower driving, and it would be compliant with Public Works storm water runoff and supports the potential redevelopment of areas.

The motion carried with 8 members present and 6 voting in favor (Connick, O'Neill, Hayes, Heckman, Bredthauer and Connelly) and two members (Ruge and Haskins) who voted against the motion.

Consent Agenda

9. Final Plat – Baxter Acres Subdivision – located west of Engleman Rd and south of Capital Ave., in the City Of Grand Island 2 mile jurisdiction, in Hall County, Nebraska, consisting of 20.00 acres and (2 Lots).

10. Final Plat – Westgate Industrial Park 2nd Subdivision – located east of North Road and north of Westgate Rd., in the City of Grand Island, in Hall County, Nebraska, consisting of 27.46 acres and (13 Lots).

A motion was made to approve the plats as presented by Connick and seconded by Ruge.

The motion carried with 8 members present and all voting in favor (O'Neill, Haskins, Bredthauer, Hayes, Heckman, Ruge, Connelly and Connick) and no member present voting against.

11. Planning Director's Report

12. Next Meeting April 2, 2014

13. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, April 2, 2014
Regular Meeting

Item J1

Final Plat

Staff Contact: Chad Nabity

March 19, 2014

Dear Members of the Board:

RE: Final Plat – Copper Creek Estates 7th Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Copper Creek Estates 7th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 31 lots, on a tract of land comprising all of Lots Sixty Three (63) thru Sixty Eight (68), Part of Vacated Lots Sixty Nine (69) thru Seventy One (71), Lots Seventy Two (72) thru Seventy Six (76), Lots Seventy Nine (79) thru Eighty Three (83), Part of Vacated Lot Eighty Four (84), Lots Eighty Five (85) and Eighty Six (86), Lots Eighty Nine (89) thru Ninety Two (92) and Outlot 'C', Copper Creek Estates Subdivision along with a part of the Northwest Quarter (NW1/4), all in Section Twenty Three (23), 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 5.85 acres.

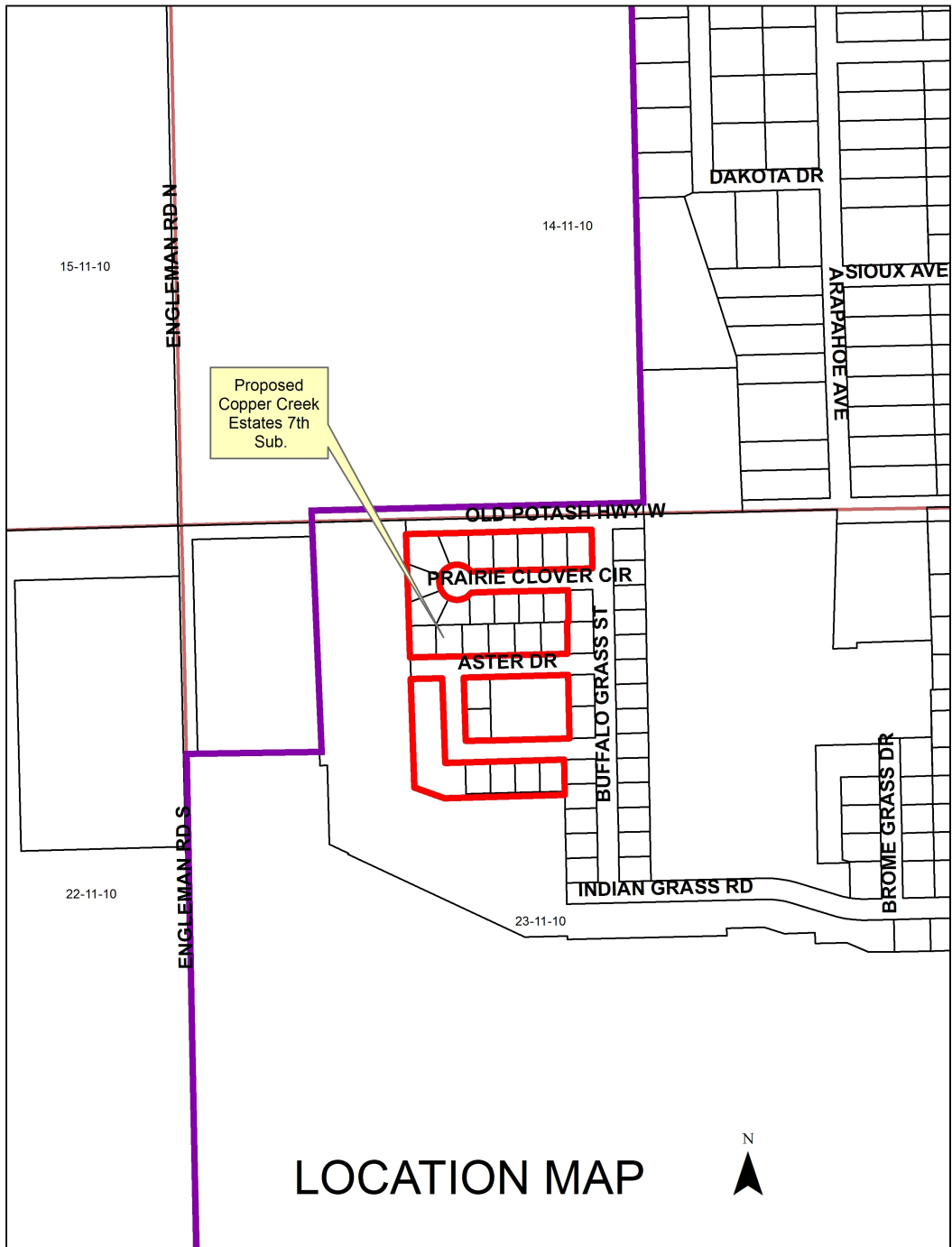
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nability, AICP
Planning Director

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

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



March 19, 2014

Dear Members of the Board:

RE: Final Plat – Bull & Dot’s Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bull & Dot’s Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the South Half of the Northeast Quarter (S1/2NE1/4), of Section Twenty Seven (27), Township Eleven (11) North, Range Twelve (12), West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.072 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 April 2, 2014 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
Rockwell & Associates

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

