



Hall County Regional Planning Commission

Wednesday, November 5, 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, November 5, 2014
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, November 5, 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 October 1, 2014.

3. Request Time to Speak.

4. Final Plat – Schup Subdivision – located south of Lowry Rd and west of south Locust Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 4.84 acres.

5. Final Plat – C & A Martin Subdivision – located south of Wildwood Drive and west of 110th Rd., in Hall County, Nebraska. Consisting of (1 Lot) and 3.7 acres.

6. Discussion of Housing Definitions – Regulations and potential changes to Subdivision Submittals County wide.

7. Election of Officers.

8. Planning Director's Report

9. Next Meeting December 3, 2014

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, November 5, 2014
Regular Meeting**

Item 1

Election of Officers

Staff Contact: Chad Nabity



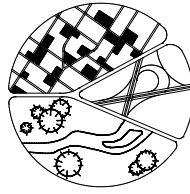
Hall County Regional Planning Commission

**Wednesday, November 5, 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
October 1, 2014

The meeting of the Regional Planning Commission was held Wednesday, October 1, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 20, 2014.

Present: Pat O'Neill	Jerry Huismann
Karen Bredthauer	Dean Kjar
Les Ruge	Richard Heckman
Deb Reynolds	Bill Hayes
Mark Haskins	Dennis McCarty
Terry Connick	

Absent: Julie Connelly

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

2. Minutes of September 3, 2014 meeting.

A motion was made by Ruge and seconded by Hayes to approve the Minutes of the September 3, 2014 meeting.

The motion carried with 10 members present and 7 voting in favor (O'Neill, Ruge, Huisman, Hayes, Heckman, Bredthauer and Reynolds) and 3 members abstaining (McCarty, Connick and Haskins).

3. Request Time to Speak.

Dean Kjar joined the meeting at 6:03.

4. Public Hearing - Concerning an amendment to the redevelopment plan for CRA Area 9, for a Site Specific Redevelopment Plan for 2228 N Webb Rd., in Grand Island Nebraska also known as: Northwest Commons. Resolution No. 2015-01. (C-20-2014GI)

O'Neill opened the Public Hearing.

Nabity reviewed the amendment to the redevelopment plan for Area 9. This plan was previously recommended for approval by the Regional Planning Commission and approved by the Grand Island City Council permitting the use of Tax Increment Financing for this project. The supplemental plan would also allow the use of an occupation tax to supplement the redevelopment expenditures for this project. The area has been approved by both the CRA and the Grand Island City Council as an Enhanced Employment Area (EEA). The designation as and EEA allows the CRA to issue revenue bonds to cover a portion of the redevelopment costs. This is in addition to the TIF. Since the plan has been amended to include the EEA and a potential occupation tax confirmation that the plan is still consistent with the Grand Island Comprehensive Development Plan is required.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Reynolds to approve the amendment to the redevelopment plan for Area 9 and Resolution 2015-01.

The motion carried with 11 members present and all voting in favor (McCarty, Connick, Haskins, Kjar, Reynolds, Bredthauer, O'Neill, Heckman, Ruge, Huisman, and Hayes) and no member present voting against.

11. Next Meeting November 5, 2014.

12. Planning Director's Report

13. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:36 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, November 5, 2014
Regular Meeting**

Item M1

Final Plat

Staff Contact: Chad Nabity

October 17, 2014

Dear Members of the Board:

RE: Final Plat – Schup Subdivision – Final Plat.

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

This final plat proposes to create 1 Lot on a tract of BE1/4 of Section 33, Township 10 North, Range 9 West of the 6th P.M., in Hall County, Nebraska, said tract containing 4.84 acres.

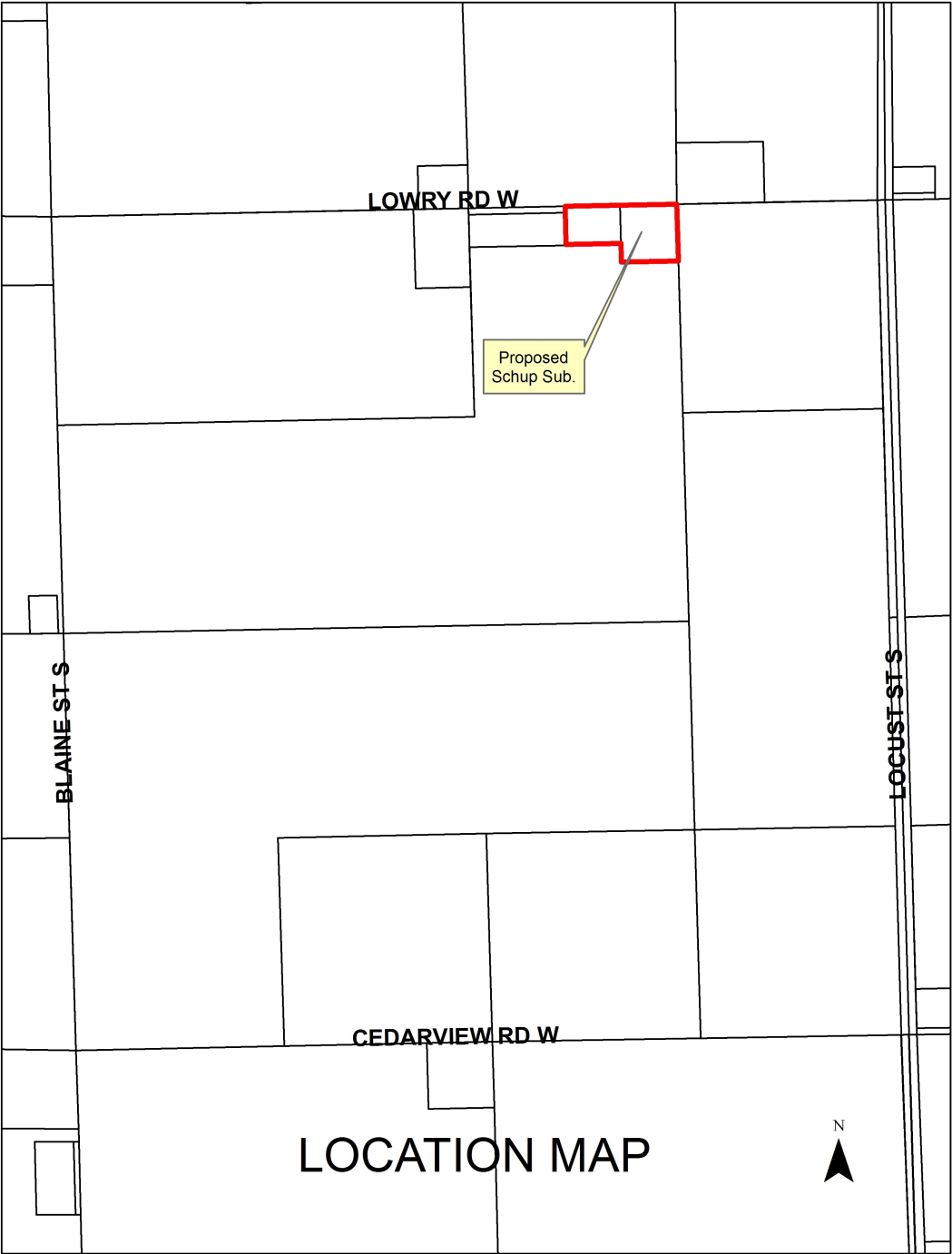
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

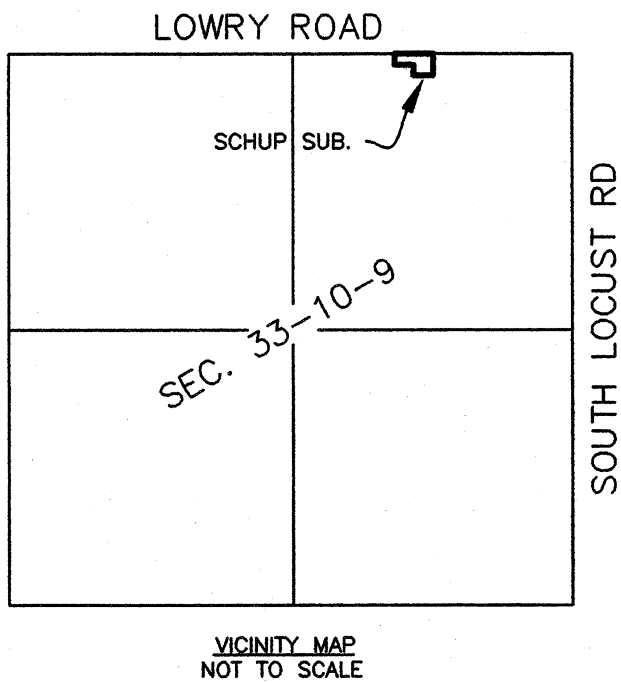
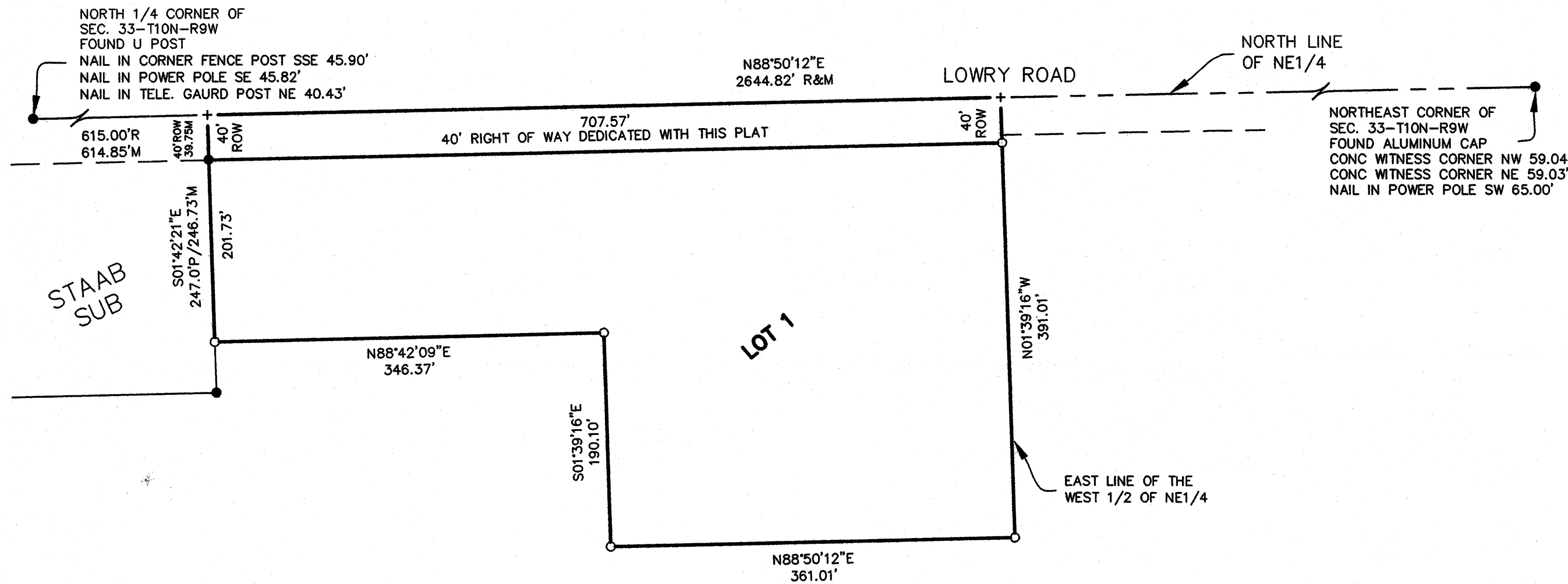
Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Jake Ripp Land Surveying

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



SCHUP SUBDIVISION
PART OF THE W1/2 OF NE1/4 OF
SECTION 33 TOWNSHIP 10 NORTH RANGE 9 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

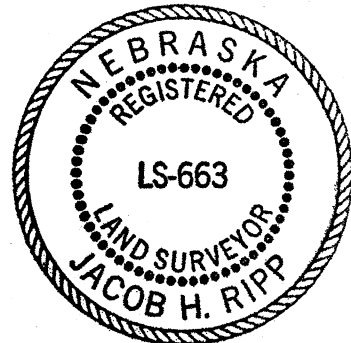
A TRACT OF NE1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF STAAB SUBDIVISION THENCE S01°42'21\"/>

SURVEYOR'S CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 6/20/2014, AT THE REQUEST OF STEPHAN D. SCHUPPAN, 275 LOWRY ROAD, DONIPHAN, NEBRASKA, 68832, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED SURVEYOR NO. 663



LEGEND

- SCALE: 1\"/>

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT STEPHAN D. SCHUPPAN AND SCHUPPAN FARMS INC. STEPHAN D. SCHUPPAN PRESIDENT BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SCHUP SUBDIVISION", A SUBDIVISION BEING PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER NE1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2014.

STEPHAN D. SCHUPPAN

SCHUPPAN FARMS INC.
STEPHAN D. SCHUPPAN PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THE _____ DAY OF _____, 2014, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED STEPHAN D. SCHUPPAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

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.

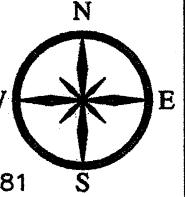
CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2014.

CHAIRMAN OF THE BOARD _____ COUNTY CLERK _____

(SEAL)

Ripp
Land
Surveying
76486 ROAD 449
SUMNER, NE 68878
PHONE: 308-380-1281



October 17, 2014

Dear Members of the Board:

RE: Final Plat – C & A Martin Subdivision – Final Plat.

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

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), of Section Nine (9), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska, said tract containing 4.003 acres.

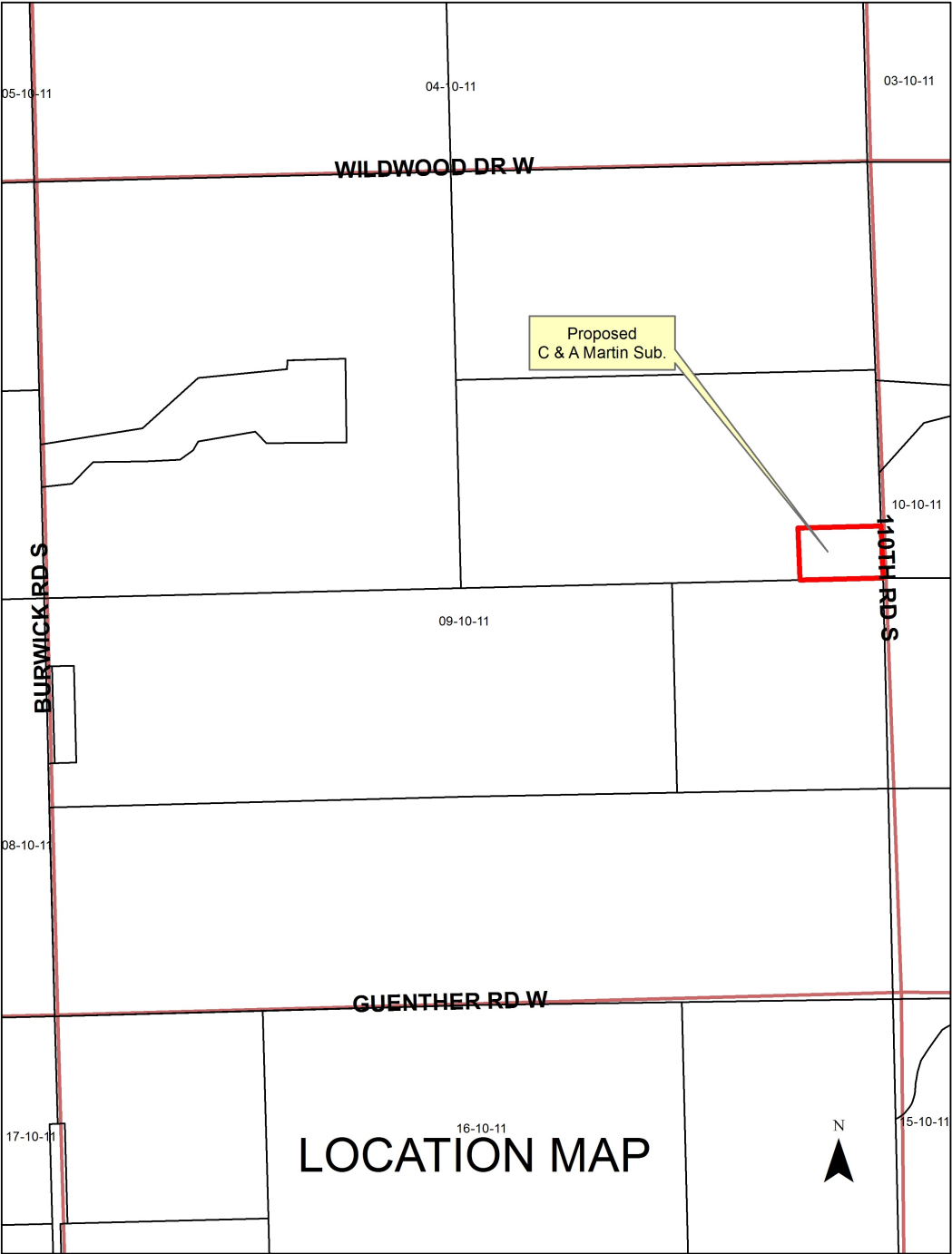
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 5, 2014 in the Council Chambers located in Grand Island's City Hall.

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 and Associates, LLC

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



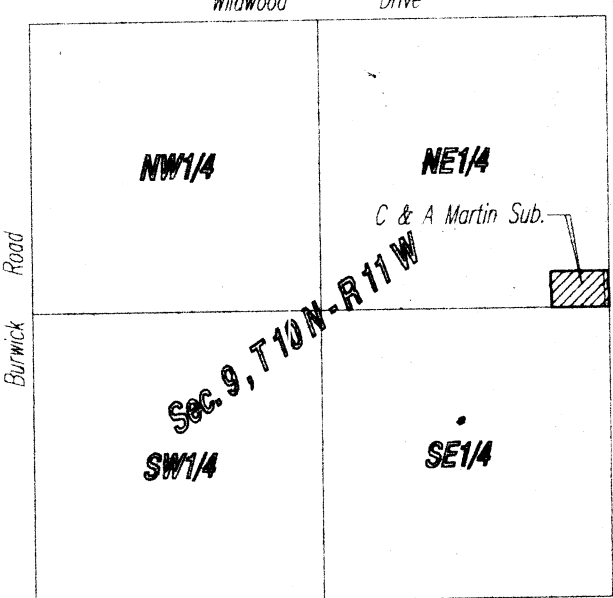
LEGEND

- Indicates 1/2" Iron Pin Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

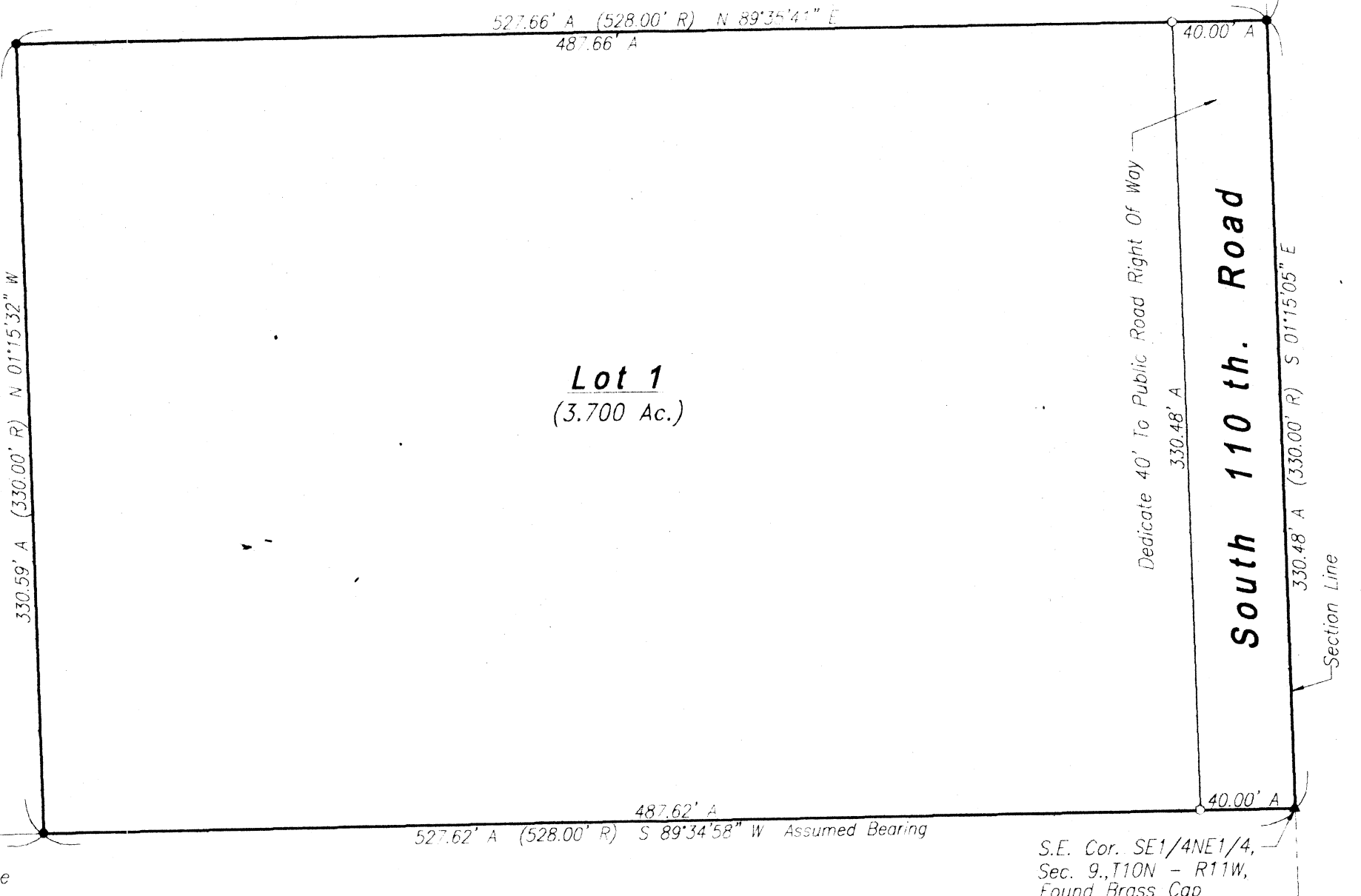
N.E. Cor. NE1/4 Sec. 9,
T 10 N - R 11 W, Found
Brass Cap

NE1/4, Sec. 9, T10N - R11W
Unplatted

Scale: 1" = 60'



Location Sketch



Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), of Section Nine (9), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the southeast corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running westerly on the south line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), on an Assumed Bearing of S89°34'58"W, a distance of Five Hundred Twenty Seven and Sixty Two Hundredths (527.62) feet; thence running N01°15'32"W, a distance of Three Hundred Thirty and Fifty Nine Hundredths (330.59) feet; thence running N89°35'41"E, a distance of Five Hundred Twenty Seven and Sixty Six Hundredths (527.66) feet, to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); Thence running S01°15'05"E on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Three Hundred Thirty and Forty Eight Hundredths (330.48) feet, to the Point of Beginning and containing 4.003 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GARY DOUGLAS LUHN and NETA JANE LUHN, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'C & A MARTIN SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 _____, 2014.

Gary Douglas Luhn

Neta Jane Luhn

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2010, before me _____ a Notary Public within and for said County, personally appeared, GARY DOUGLAS LUHN and NETA JANE LUHN, husband and wife, 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)

SE1/4, Sec. 9, T10N - R11W
Unplatted

Surveyor's Certificate

I hereby certify that on September 25, 2014, I completed an accurate survey of 'C & A MARTIN SUBDIVISION', Hall County, 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.

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

(Seal)

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 Hall County Board of Supervisors, this _____ day of _____, 2014.

Chairman Of The Board

County Clerk

(Seal)

C&A MARTIN SUBDIVISION
HALL COUNTY, NEBRASKA

ROCKWELL AND ASSOC. L L C - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1



Hall County Regional Planning Commission

**Wednesday, November 5, 2014
Regular Meeting**

Item 1

**Discussion of Housing Definitions - Regulations and potential
changes to Subdivision Submittals County wide.**

Staff Contact: Chad Nabity

§33-7. Preliminary Study and Data

(1) The subdivider shall prepare and file with the Planning Commission twenty-five (25) copies of the proposed preliminary study and required data at least twenty (20) days prior to the date of the next regular Planning Commission meeting at which approval of the preliminary study is requested for standard preliminary plat requests. Twenty-five (25) copies of preliminary study or plat approval requests for planned developments including: Commercial Development Zone, Residential Development Zone, Travel Development Zone, Gateway Corridor (Overlay) District, and Mobile Home Residential Zone; shall be submitted at least forty (40) days prior to the next regular Planning Commission meeting at which approval of the preliminary study is requested.

(2) The director of Planning shall, at least ten (10) days prior to the Planning Commission meeting, transmit a copy of the proposed preliminary study to the Board of Education of the school district or districts involved, the public works director, director of utilities operations, and any other department or agency that may be affected by the plat and as the commission may designate. Such department or agency except said Board of Education shall have five days to review the referred preliminary study and report back to the director of Planning any requirements or recommendation pertinent to approval of the study. The director of Planning shall examine the preliminary study as to compliance with laws and ordinances of the approved master plan, other official plans and good planning principles; analyze the recommendations submitted by other departments and agencies; coordinate these recommendations and submit his recommendations to the Planning Commission at the next regular meeting.

(3) The Planning Commission shall consider all evidence presented by the subdivider, the director of Planning, and others, and shall approve or disapprove the preliminary study, and shall transmit its recommendation along with all supporting papers to the City Council. A copy of the recommendation shall be sent to the subdivider, and one copy shall be retained in the permanent files of the Planning Commission.

(4) The city council shall consider and act upon the Planning Commission's recommendation, and shall approve or disapprove the preliminary study. In the event of disapproval, the council shall notify the Planning Commission and state specific reasons for disapproval, a copy of which shall be transmitted to the subdivider. Approval by the council shall be effective for a period of twelve months, after which if a final plat has not been submitted to the Planning Commission for approval, reapproval of the preliminary study by the Planning Commission and council shall be required.

(5) The preliminary study shall be made from an accurate survey made by a licensed land surveyor in the State of Nebraska. The acceptable scale shall be between 10 and 100 feet to the inch. Scales of more than 100 feet per inch may be permitted by the Director of Planning for very large projects. All preliminary studies shall provide the following information:

(a) Proposed name and acreage of the subdivision.

(b) Name and address of owner, subdivider, and engineer or land surveyor.

(c) A legal description sufficient to define the location and boundaries of the subdivision and evidence of ownership of the property proposed to be subdivided.

(d) A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development. Preliminary engineering plans for all improvements for the entire holding shall be a part of the requirement. Positive drainage from easements shall be included in the drainage plan.

(e) Location, width, and name (if any) of all highways, streets, easements, right-of-way or railroad, whether public or private, parks, or other open spaces within and adjacent to the proposed subdivision. Tentative grades and direction of flow in streets and easements shall be shown.

(f) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, electric, CATV, telephone, and gas mains within and adjacent to the proposed subdivision.

(g) Contours at intervals of six inches.

(h) If any portion of the land within the boundary of the proposed subdivision is subject to flood or storm water overflow, that fact and location shall clearly be shown. Areas covered by water and trees shall also be shown.

(i) Layout, approximate dimensions, proposed use, number of each lot, and number of each block shall be indicated.

(j) Location and outline to scale of each existing building or structure.

(k) Date, north point, and scale shall be shown.

(l) All areas not a part of the proposed plat due to other ownership shall be clearly shown and marked "Not a Part."

(m) If the lots within the proposed subdivision are to be served by individual water supply and sanitary sewage systems, then the general location of such facilities on each lot shall be shown.

§33-8. Final Plat

(1) The subdivider shall prepare and file with the Planning Commission twenty-five (25) copies of the proposed final plat at least twenty (20) days prior to the date of the next regular Planning Commission meeting at which approval of the final plat is requested for standard final plats. Twenty-five (25) copies of final plat approval requests for planned developments including: Commercial Development Zone, Residential Development Zone, Travel Development Zone, Gateway Corridor (Overlay) District, and Mobile Home Residential Zone; shall be submitted at least forty (40) days prior to the next regular Planning Commission meeting at which approval of the final plat is requested.

(2) At the time of filing of the final plat with the Planning Commission the subdivider shall pay to the city treasurer a filing fee, as provided by a fee schedule approved by the City Council, which shall not be refundable unless such final plat is withdrawn by the subdivider prior to consideration by the Planning Commission.

(3) The director of Planning shall, at least ten (10) days prior to the Planning Commission meeting, transmit a copy of the proposed final plat to the Board of Education of the school district or districts involved, the public works director, the director of utilities operations, and any other department or agency that may be affected by the plat and as the Commission may designate. Such department or agency except said Board of Education shall have five days to review the referred final plat and report back to the director of Planning any requirements or recommendations pertinent to approval of the final plat. The director of Planning shall examine the final plat as to compliance with laws and ordinances of the master plan; other official plans and good planning principles and compliance with the approved preliminary study if submitted; analyze the recommendations submitted by other departments and agencies; coordinate these recommendations and submit his recommendation to the Planning Commission at the next regular meeting.

(4) The Planning Commission shall review the recommendation of the director of Planning and either approve or disapprove the final plat. If the Planning Commission finds that the final plat has been prepared in compliance with these regulations and in substantial conformance with the approved preliminary study, such plat shall be approved. In the event of disapproval, specific points of variance with aforesaid requirements shall be a part of the Planning Commission's recommendation. The Planning Commission shall transmit its recommendation, along with a copy of the final plat, to the city council. A copy of the recommendation shall be sent to the subdivider, and one copy shall be retained in the permanent files of the Planning Commission.

(5) The city council shall consider and act upon the Planning Commission's recommendation and shall approve or disapprove the final plat. If it finds that the final plat has been prepared in compliance with these regulations and in substantial conformance with the approved preliminary study, such plat shall be approved. In the event of disapproval, specific points of variance with aforesaid requirements shall be a part of the official record. Upon approval of the final plat, the subdivider shall, within twelve months, furnish the following departments the data as shown or such approval shall become null and void:

- (a) Register of Deeds
 - (i) Approved final plat
 - (ii) Protective covenants, restrictions and conditions, if any.
 - (iii) Approved drainage plan.
- (b) City Clerk
 - (i) Print of approved plat.
 - (ii) Approved subdivision agreement.
 - (iii) Print of approved drainage plan.
- (c) Public Works Director
 - (i) Reproducible of approved final plat.
 - (ii) Reproducible of approved drainage plan.
 - (iii) Copy of approved erosion control plan unless the subdivision contains less than five acres in size.

(6) The final plat shall be in permanent black lettering and lines on high grade linen or mylar which is reproducible with dimensions of 18 inches by 24 inches. The acceptable scale shall be between 10 and 100 feet to the inch. In the event that the entire plat cannot be one sheet, it shall be submitted in two or more sheets of the same dimensions along with an index sheet showing the entire development at a smaller scale. All final plats shall portray the following information.

- (a) Name of subdivision, north arrow, scale, date, and names of subdivider, owner, and land surveyor.

(b) Legal description of the property, including location of boundary lines in relation to section, township, range, county, and state. The perimeter of the subdivision shall be clearly and distinctly indicated.

(c) The lines of all streets and alleys and other lands to be dedicated with their widths and names.

(d) All lot lines and dimensions and numbering of lots and blocks according to a uniform system.

(e) Location, use, and width of all easements for public use, drainage, services, and utilities.

(f) All dimensions in feet and decimals of feet, both linear and angular, interior angles, length of radii and/or arcs of all curves, with all other information necessary to reproduce the plat on the ground.

(g) The perimeter and blocks of the plat shall have a closure to an allowable unadjusted error of 1 to 7500. Latitudes and departure computations shall be submitted.

(h) The location and description of all permanent monuments in the subdivision.

(i) The description, location, and elevation of all benchmarks.

(j) Names in dotted lettering of adjacent plats with the location and widths of adjoining streets shown by dashed lines.

(k) Certificate, seal, and signature of land surveyor.

(l) Notarized certificate and signature of all parties having title interest in the land being subdivided consenting to dedication and recording of the final plat as submitted.

(m) Certificates to be signed by the chairman of the Planning Commission, mayor, and city clerk.

(n) All areas not a part of the plat due to other ownerships shall be clearly shown as "Not a Part."

(o) Electronic subdivision requirements as provided in Addendum "A" of this chapter. The plat shall meet the drawing standards as identified in Addendum "B" of this chapter. Certificates shall be written in a format consistent with those shown on Addendum "B" of this chapter.

(p) References to a minimum of three established points, such as section corners, section quarter corners, block or subdivision corners, at least one of which shall be a County Control Point.

(q) A closure sheet shall be included with all submitted final plats. Said closure sheet shall include northing and easting coordinates for each point on the Subdivision Boundary and bearing and distance between points.

(r) The following supplementary engineering data and plans shall be submitted following approval of the final plate:

(i) Paving design, including alignment, grades, and a typical cross-section.

(ii) Public sidewalks design and location.

(iii) Location of telephone, electric, and CATV facilities, if underground.

(iv) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, and gas mains within the proposed subdivision.

(v) Location and outline to scale of each existing building or structure which is not to be removed in the final development.

(vi) Final approved drainage plan including the location, grade, and direction of flow of easements, and showing the proposed general locations of individual water supply and sanitary sewer systems on each lot, if applicable.

(vii) An approved erosion control plan to prevent wind and water erosion during any activity that will remove natural surface cover from within the subdivision boundary. This plan shall not be required for any subdivision containing less than one acre in size.

(viii) Final approved drainage plans shall be required with the submission of all final plats. A drainage plan may be submitted with the paving and storm water plans, but the paving plan will not be signed off until the drainage plan is approved by the Director of Public Works and proof of its filing at the Register of Deeds office is submitted to the Director of Public Works.

Amended by Ord. No. 8921, effective 7-28-2004

Amended by Ord. No. 9081, effective 10-25-2006

33-8.1. Final Plat-Administrative Subdivision

(1) The subdivider shall prepare and file with the Director of the Planning Commission, three (3) copies of the proposed administrative subdivision final plat.

(2) At the time of filing of the administrative subdivision final plat with the Planning Director, the subdivider shall pay to the city treasurer, a nominal filing fee as provided by a fee schedule approved by the Regional Planning Commission and City Council. Such fee shall not be refundable, unless the administrative subdivision final plat is withdrawn by the subdivider prior to consideration by the Planning Director.

(3) The administrative subdivision final plat shall be prepared in accordance with final plat requirements specified and set forth in Section 33-8(6), excepting subsections (m) and (o). A place of certification to be signed by the Planning Director shall also be provided.

(4) The Planning Director shall examine the administrative subdivision final plat as to its compliance with the Zoning ordinance, Subdivision ordinance and Building Code of the City. If the Planning Director finds that the administrative subdivision final plat has been prepared and submitted in compliance with the aforementioned ordinances, the Planning Director shall approve such plat. If the Planning Director finds that the proposed plat does not qualify for approval as an administrative subdivision final plat, the Planning Director shall return the proposed plat to the subdivider, without an approval.

(5) Upon approval of the administrative subdivision final plat, the subdivider shall, within twelve (12) months, furnish the following departments the data as shown below or such approval shall become null and void:

- (a) Register of Deeds
 - (i) Approved administrative subdivision final plat
 - (ii) Protective covenants, restrictions and conditions, if any.
- (b) City Clerk
 - (i) Print of approved administrative subdivision final plat.
- (c) Public Works Director
 - (i) Reproducible of administrative subdivision final plat.

Amended by Ord. No. 9081, effective 10-25-2006

Group Care Home shall mean a home which is operated under the auspices of an organization which is responsible for providing social services, administration, direction, and control for the home which is designed to provide twenty-four hour care for individuals in a residential setting.

Group Home for the Disabled shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having:

- (A) A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
- (B) A record of having such an impairment; or
- (C) Being regarded as having such impairment.

Handicap shall not include current, illegal use of or addiction to a controlled substance as defined in state statutes.

Group Housing shall mean two or more separate buildings on a lot, each containing one or more dwelling units.

Guest Room shall mean a room which is designed to be occupied by one (1) or more guest for sleeping purposes, having no kitchen facilities, not including dormitories.

(H)

36-43. Zoning Districts

In order to regulate and restrict the height, location, size and type of buildings, structures and uses allowed on land in the City and the area within one mile of the corporate boundaries, the City is hereby divided into zoning districts.