



Hall County Regional Planning Commission

Wednesday, December 3, 2014
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Jerry Huisman	Grand Island	
Mark Haskins	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Richard Heckman	Cairo	
Pat O'Neill	Hall County	Chairperson
Greg Robb	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, December 3, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, December 3, 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 November 5, 2014.

3. Request Time to Speak.

4. Public Hearing – Rezone - A request to rezone the properties from CD Commercial Development to Amended Commercial Development Zone in the City of Grand Island, Hall County, Nebraska. (C-01-2015GI)

5. Preliminary Plat – Grand Island Mall 17th Subdivision – located west of Webb Rd and south of Capital Ave., in the City of Grand Island, Hall County, Nebraska.

Final Plat – Grand Island Mall 17th Subdivision – located west of Webb Rd and south of Capital Ave., in the City of Grand Island, Hall County, Nebraska. Consisting of (4 Lots) and 16.43 acres.

6. Planning Director's Report.

Interjurisdictional Planning Commission.

7. Next Meeting January 7, 2015.

8. 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.



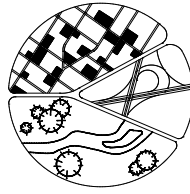
Hall County Regional Planning Commission

**Wednesday, December 3, 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
November 5, 2014

The meeting of the Regional Planning Commission was held Wednesday, November 5, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 25, 2014.

Present: Pat O'Neill	Terry Connick
Karen Bredthauer	Mark Haskins
Les Ruge	Richard Heckman
Dean Sears	Greg Robb

Absent: Julie Connelly, Jerry Huismann, Bill Hayes, Dean Kjar

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 October 1, 2014 meeting.

A motion was made by Bredthauer and seconded by Ruge to approve the Minutes of the October 1, 2014 meeting.

The motion carried with 7 members present and 7 voting in favor (O'Neill, Ruge, Heckman, Bredthauer, Connick, Robb, Sears) and no member abstaining.

3. Request Time to Speak.

Mark Haskins joined the meeting at 6:03.

O'Neill asked to take items 4 & 5 as a consent agenda.

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.

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

The motion carried with 8 members present and 8 voting in favor (O'Neill, Ruge, Heckman, Bredthauer, Connick, Robb, Sears, and Haskins) and no member abstaining.

6. Discussion of Housing Definitions – Regulations and potential changes to Subdivision Submittals County wide. The board discussed definitions and potential changes to subdivision submittals.

7. Election of Officers.

A motion was made by Bredthauer to have the officers remain the same. The motion was seconded by Heckman.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Ruge, Heckman, Bredthauer, Connick, Robb, Sears, and Haskins) and no member abstaining.

8. Next Meeting December 3, 2014.

9. Planning Director's Report

10. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:37 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, December 3, 2014
Regular Meeting

Item F1

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

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

Applicant Name Grand Island Joint Venture, LLC Phone 314 - 513 - 1500

Applicant Address 2127 Innerbelt Business Center Dr. Suite 310 St. Louis, Missouri 63114

Registered Property Owner (if different from applicant) Ray J. O'Connor and Jennifer S. O'Connor

Address PO Box 139 Grand Island, NE 68802-0139 Phone 308 - 381 - 2497

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

Property Address 2228 North Webb Road Grand Island, Nebraska

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

Lot _____ Block _____ Subdivision Name Grand Island Mall 11/17th Subdivision and/or
All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

C. Requested Zoning Change:

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

From: CD to Amended CD

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

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

Redevelopment of Grand Island Mall consistent with redevelopment plan and TIF contract

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 _____

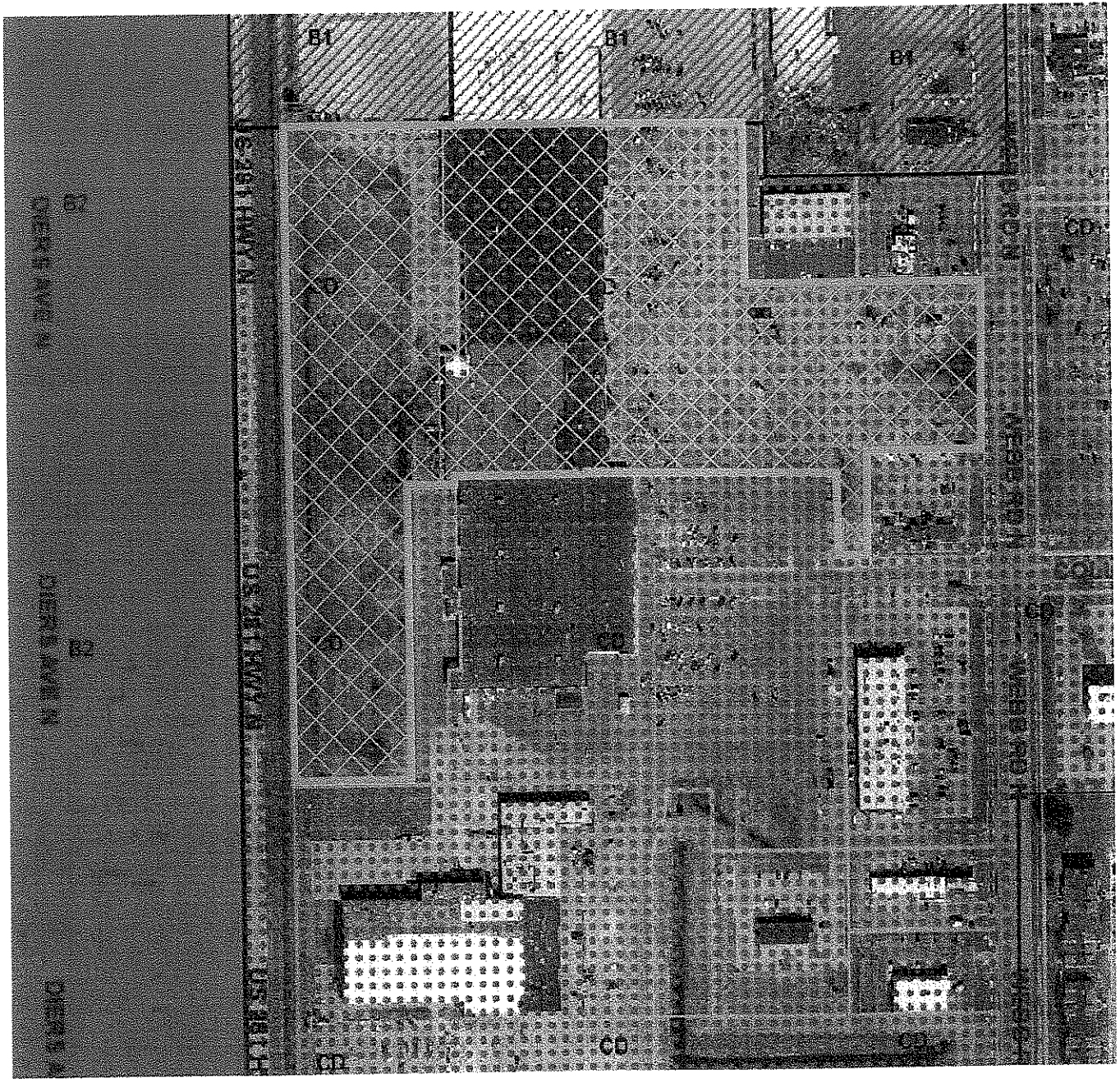
Date 11.7-14

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).

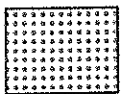
Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

DWG: F:\projects\014-2360\SRV\MasterXrefs\Rezoning.dwg
 DATE: Nov 06, 2014 2:17pm
 USER: jamirez
 XREFS:



REQUESTED ZONING AREA



From CD: Commercial Development Zone

To : Amended CD: Amended Commercial Development Zone

NOT TO SCALE



PROJECT NO:	2014-2360
DRAWN BY:	JMR
DATE:	11.05.2014

REZONING

OLSSON
ASSOCIATES

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

EXHIBIT

1

November 18, 2014

Dear Members of the Board:

RE: Rezoning – A request to rezone the properties from CD Commercial Development to Amended Commercial Development in the City of Grand Island, Hall County, Nebraska.

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 to Amended 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 December 3, 2014 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, 19, 82, 83, 100, 126.



Hall County Regional Planning Commission

**Wednesday, December 3, 2014
Regular Meeting**

Item M1

Preliminary & Final Plat - Grand Island Mall 17th Sub

Staff Contact: Chad Nabity

November 18, 2014

Dear Members of the Board:

RE: Preliminary & Final Plat – Grand Island Mall 17th Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Mall 17th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots, on a tract of land comprising of a replat of all of Lot 10, Grand Island Mall 8th Subdivision and all of Lot 2, Grand Island Mall 15th Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 16.43 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 December 3, 2014 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
Olsson Associates

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

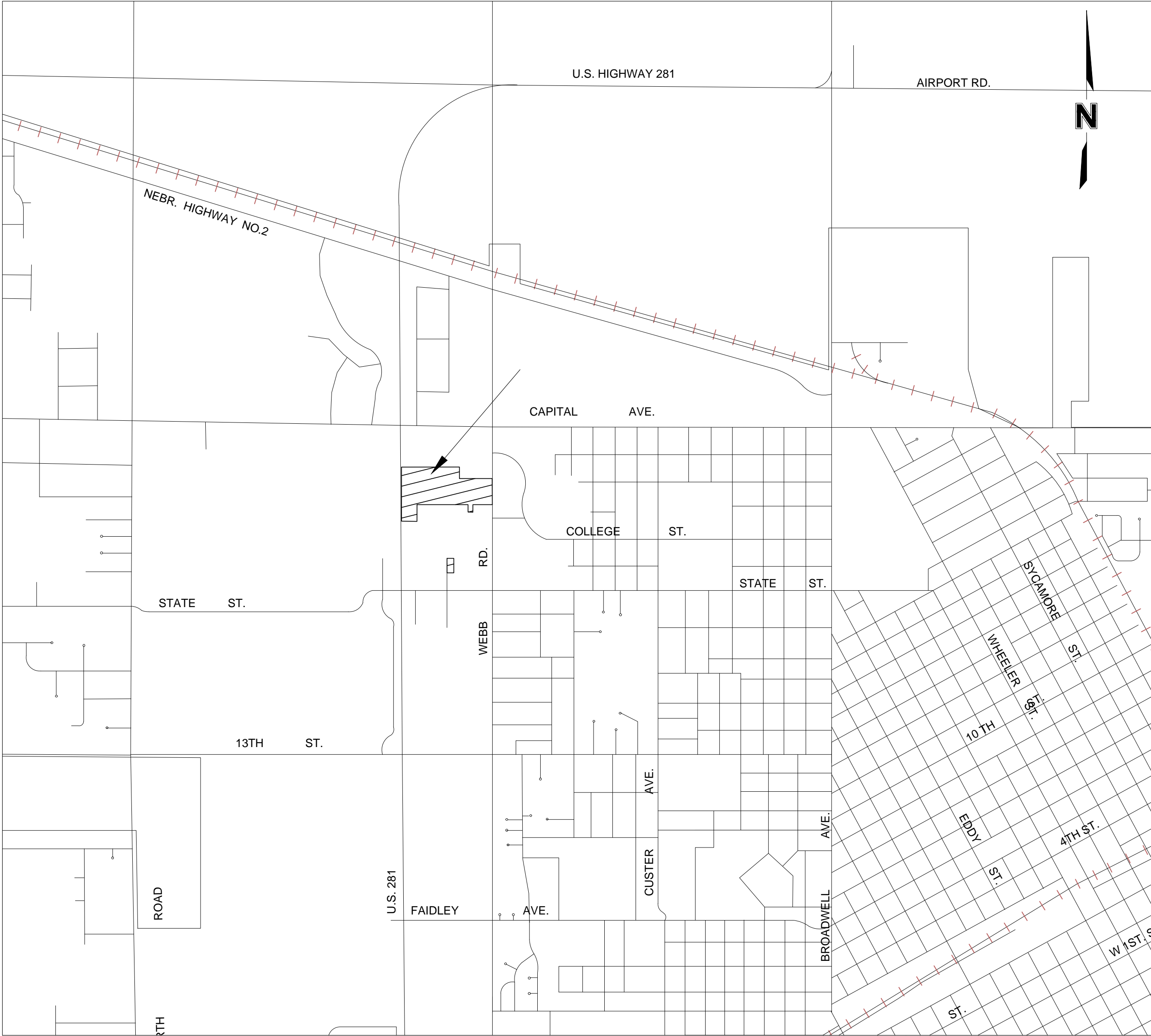
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DATE: Nov 06, 2014 4:44pm XREFS: 0142360_XTOPO 14-039_Lease-100114 0142360_TBLK (ENTITLEMENT SUBMITTAL) 0142360_GI ELECTRIC LAYOUT 0142360_PBASE

GRAND ISLAND JOINT VENTURE, LLC

ENTITLEMENT SUBMITTAL

GRAND ISLAND, NEBRASKA

2014



INDEX OF DRAWINGS	
1	COVER
2	LOT LAYOUT / UTILITY PLAN
3	DRAINAGE PLAN
4	EAST ELEVATIONS
5	WEST ELEVATIONS
6	SIGN DETAIL
7	LIGHTING EXHIBIT
8	OVERALL DEVELOPMENT PLAN

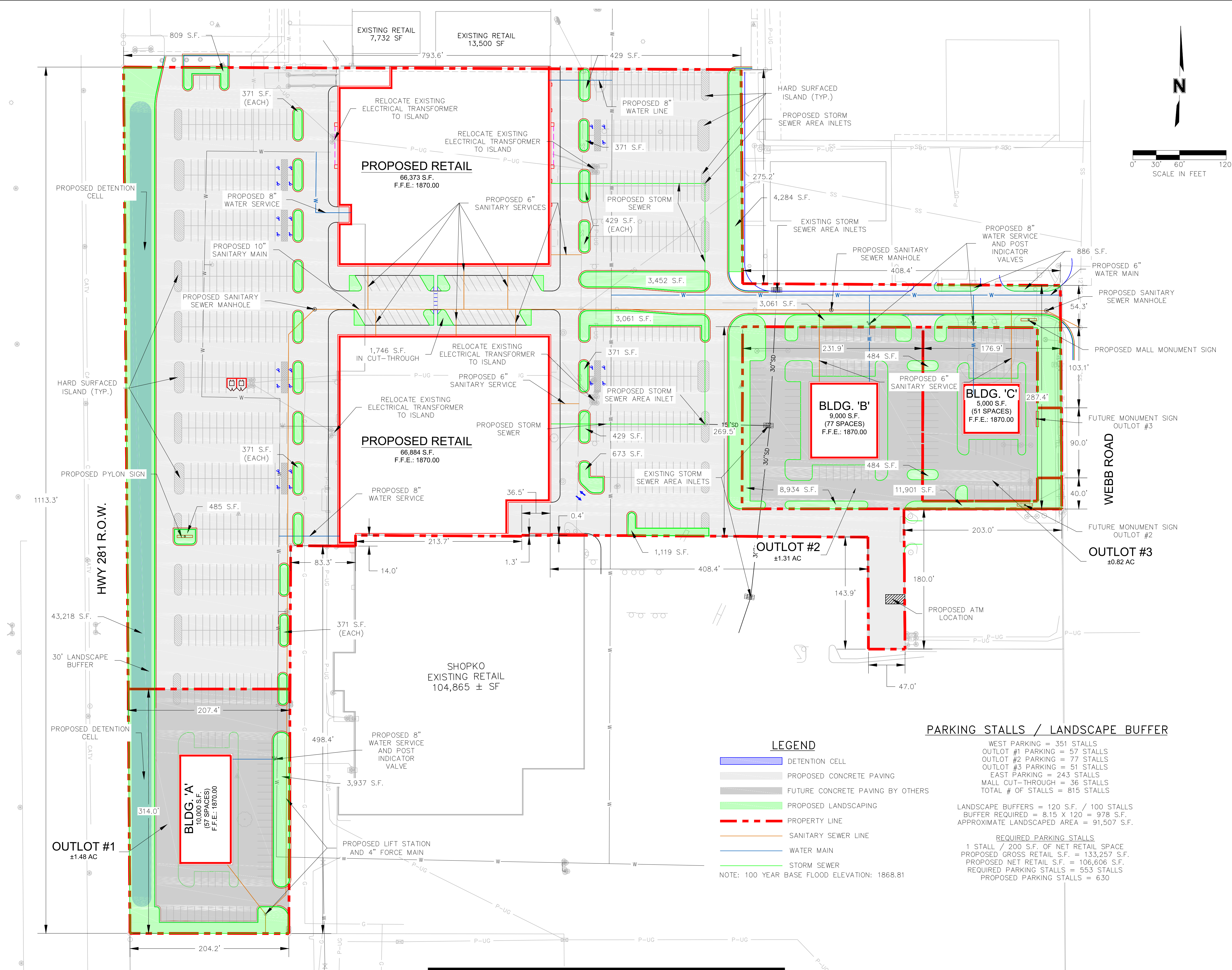
drawn by: BJD/BJF
checked by: DZ
approved by: DZ
QA/QC by:
project no.: 014-2360
drawing no.:
date: OCTOBER 2014

SHEET
1 of 8

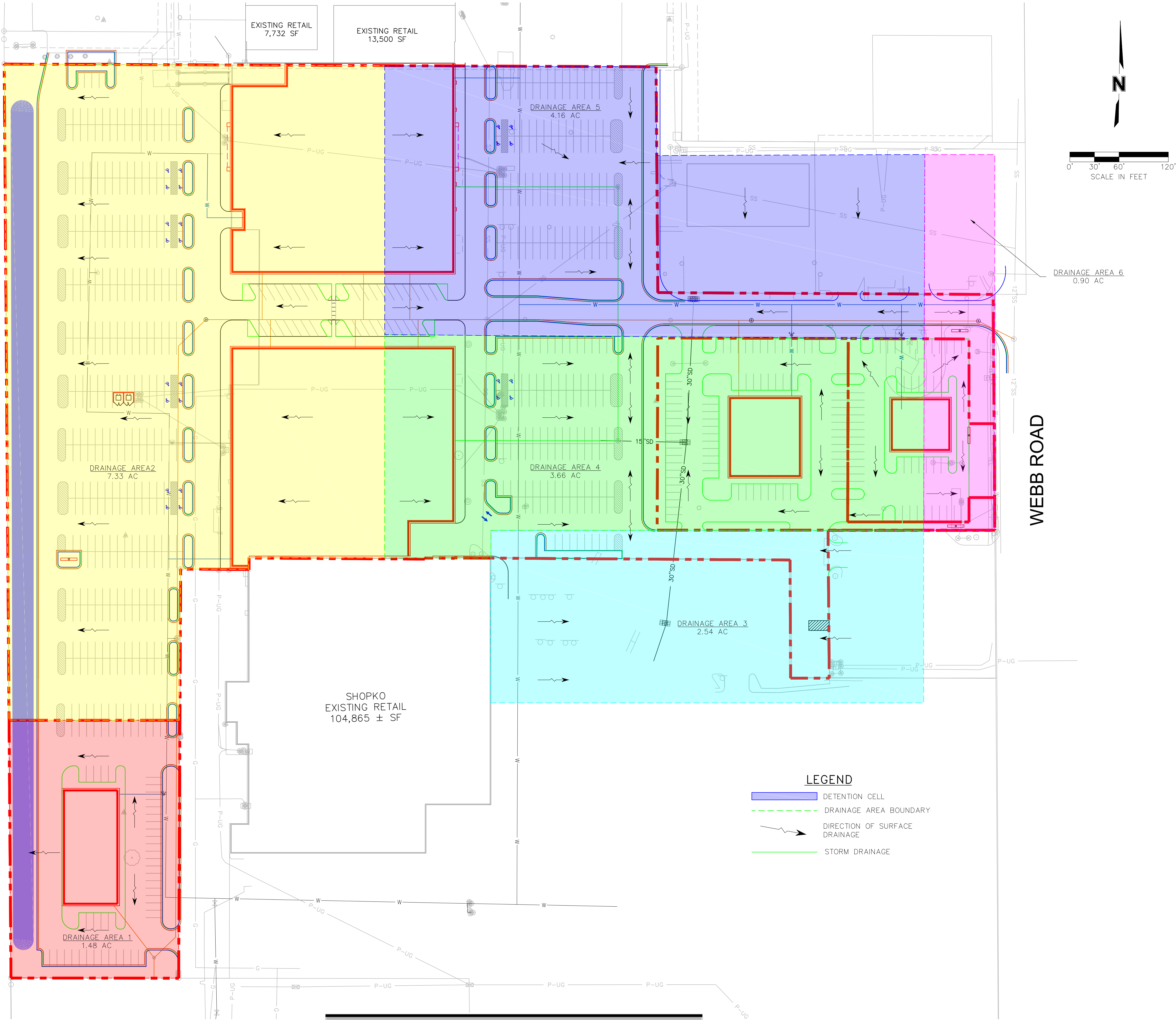
COVER		REVISIONS DESCRIPTION		REV. NO.		DATE	
GRAND ISLAND JOINT VENTURE, LLC							
GRAND ISLAND, NEBRASKA		2014		REVISIONS			

OLSSON[®]
ASSOCIATES

201 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com



HWY 281 R.O.W.



DRAINAGE PLAN

GRAND ISLAND JOINT VENTURE, LLC

GRAND ISLAND, NEBRASKA

REV. NO.

DATE

REVIEWS DESCRIPTION

2014

REVISIONS

drawn by: BJD/BJF

checked by: DZ

approved by: DZ

QA/QC by: DZ

project no.: 014-2360

drawing no.: 014-2360

date: OCTOBER 2014

SHEET

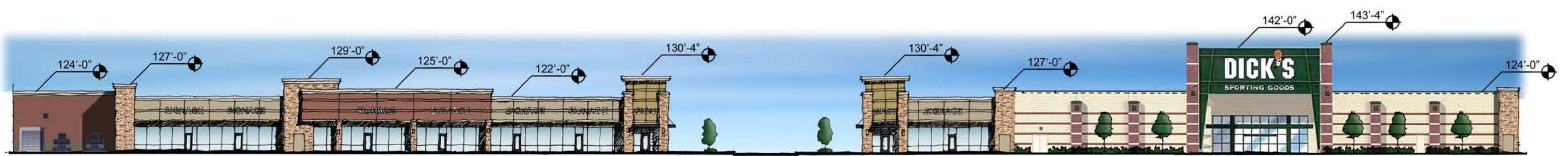
3 of 8

OLSSON[®]

ASSOCIATES

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Grand Island, NE 68802-1072

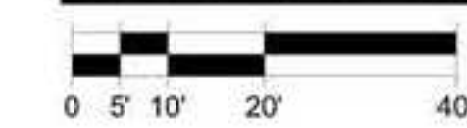
TEL 308.384.8750
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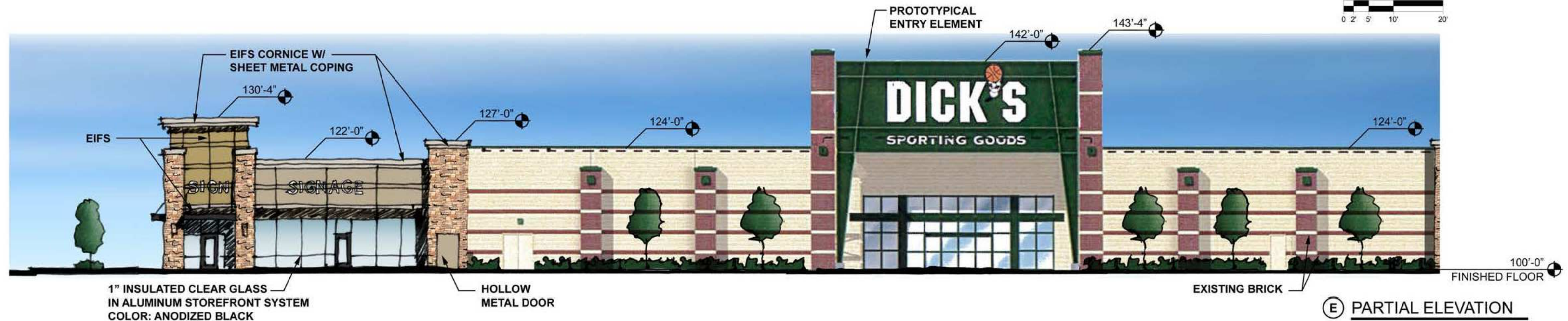
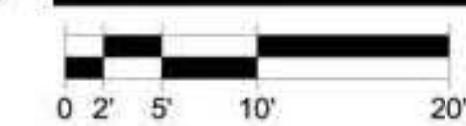
(D)

(E)

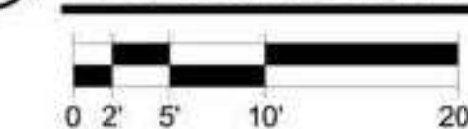
OVERALL EAST ELEVATION



(D) PARTIAL ELEVATION

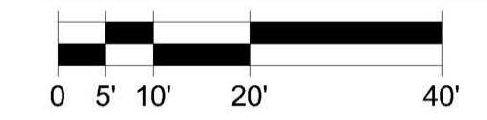


(E) PARTIAL ELEVATION

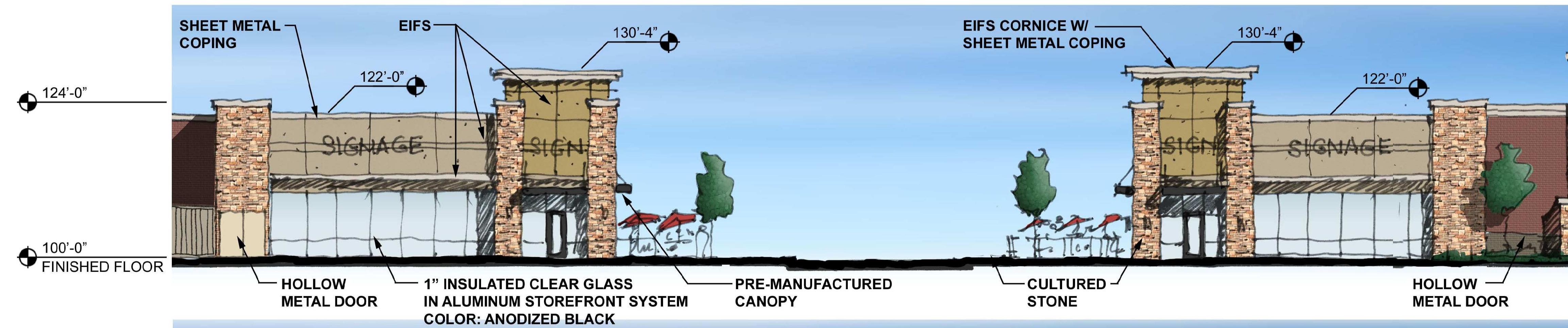
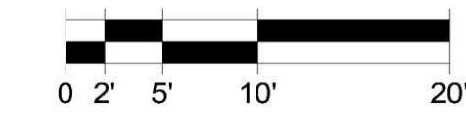




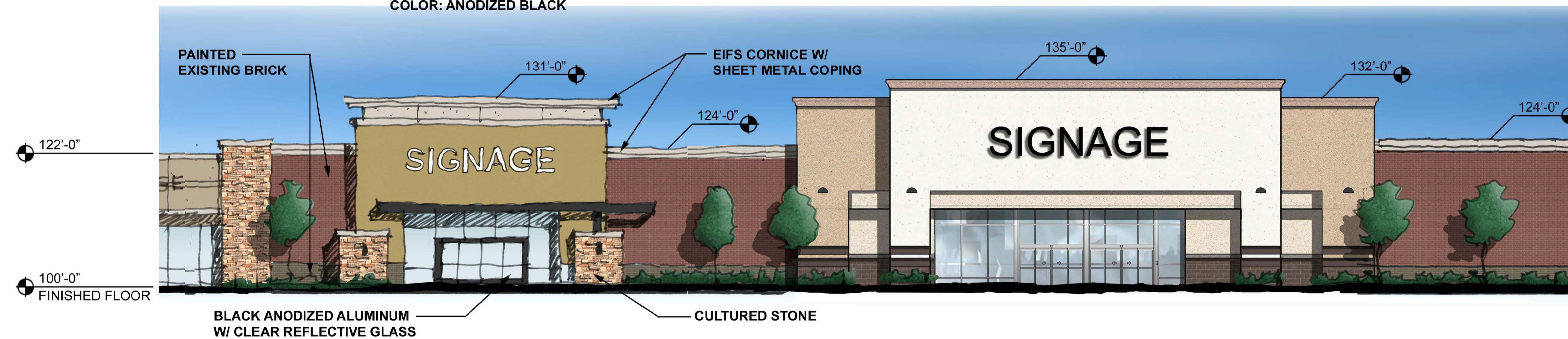
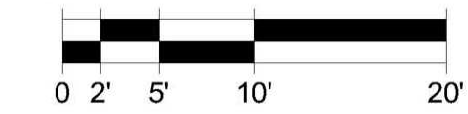
OVERALL WEST ELEVATION



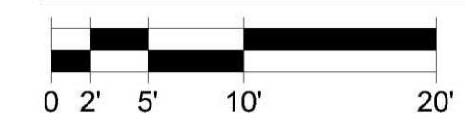
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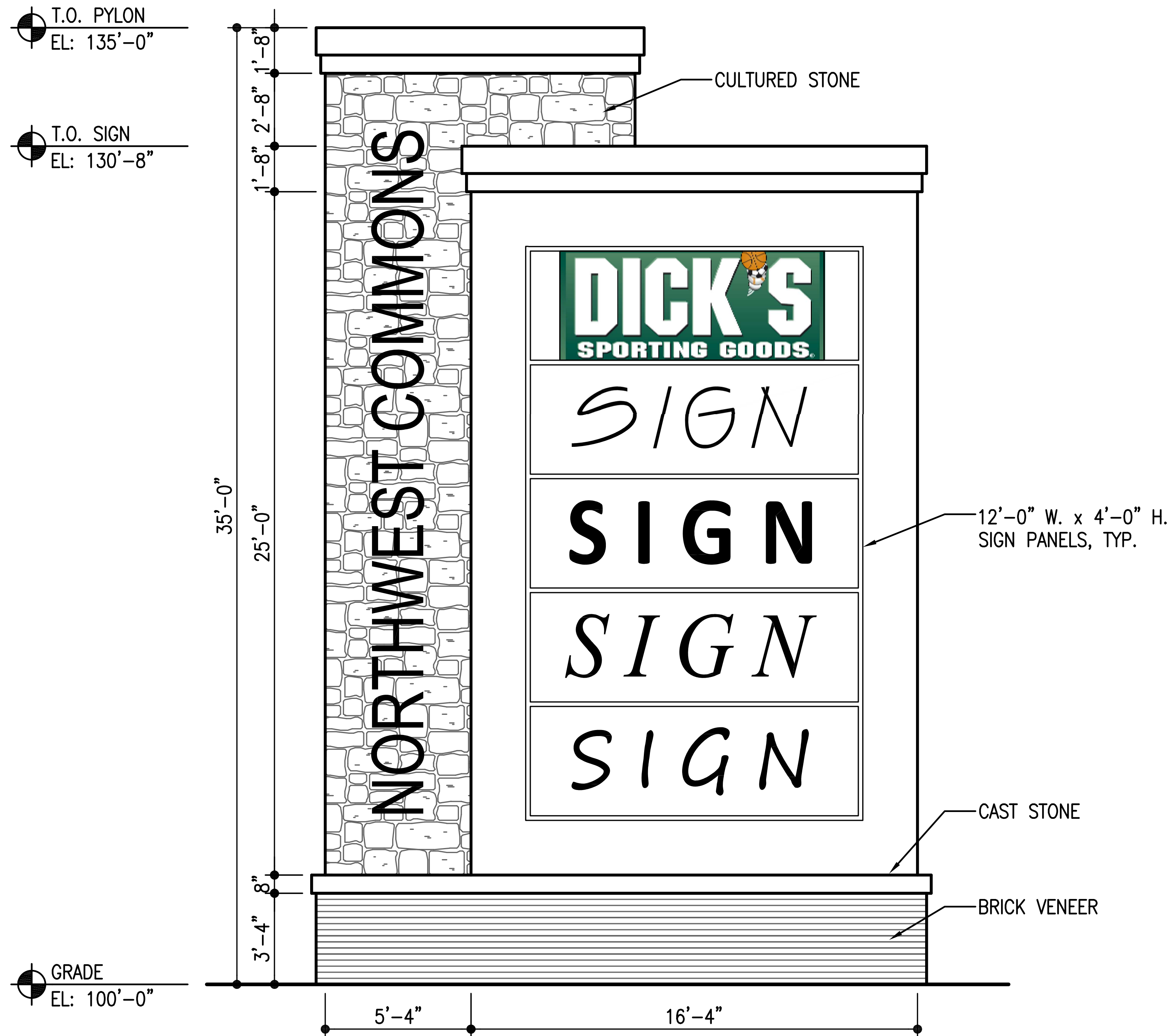


(B) PARTIAL ELEVATION



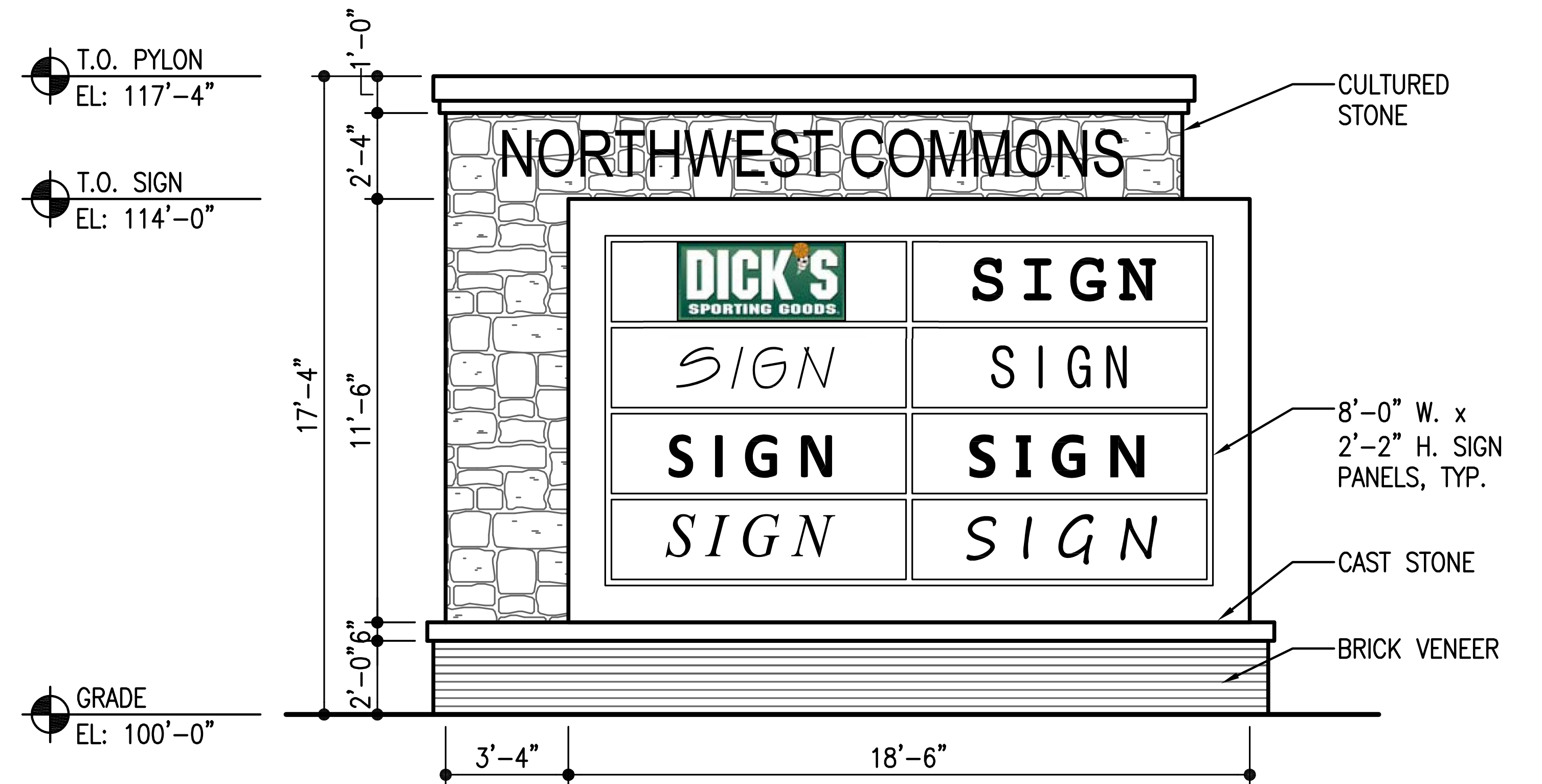
(C) PARTIAL ELEVATION





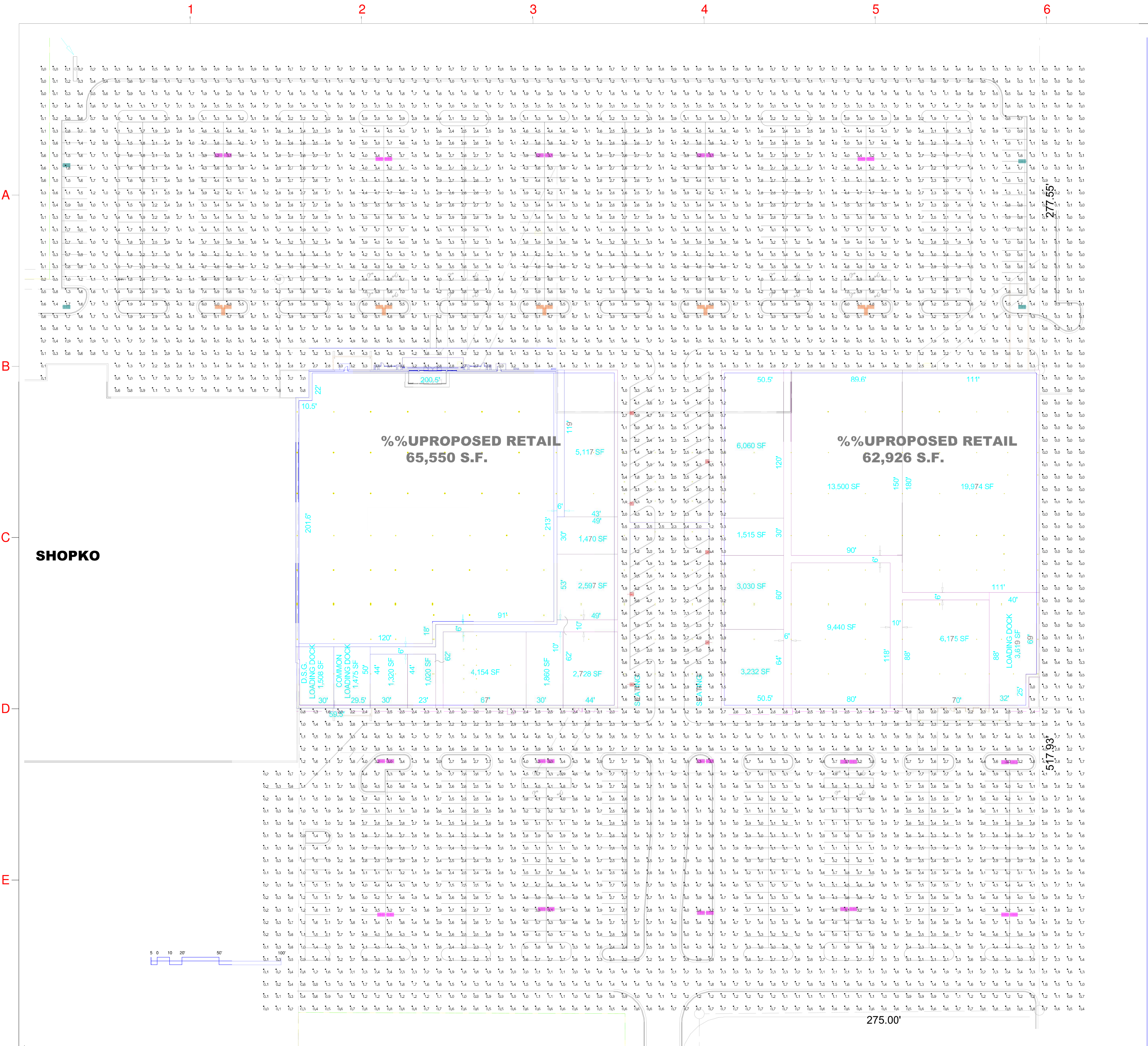
281 PYLON SIGN

SCALE: 3/16" = 1'-0"



WEBB ROAD MONUMENT

SCALE: 3/16" = 1'-0"



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	C	SINGLE	N.A.	0.950	Visionaire EL2-4-T4-192LC-5-55K-SINGLE @ 16' MTG. HT.
	7	C16	SINGLE	N.A.	0.950	Visionaire EL2-1-T4-72LC-5-55K-SINGLE @ 16' MTG. HT.
	15	D	BACK-BACK	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-TWIN @ 24' MTG. HT.
	5	G	3 @ 90 DEGREES	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-3@90 @ 24' MTG. HT.

DISCLAIMER
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
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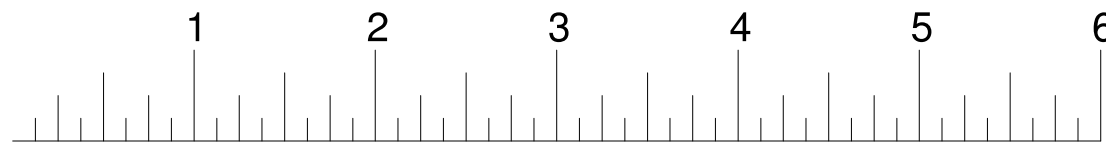


Calculation Summary						
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MAIN 1	Illuminance	Fc	3.54	7.5	1.2	2.95

WWW.VISIONAIRELIGHTING.COM
Phone: (310) 512-6480 Fax: (310) 512-6486
19645 Rancho Way-Rancho Dominguez, CA. 90220
POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.

VISIONAIRE LIGHTING

PHOTOMETRIC STUDY



DRAWING NUMBER : CA042114SB-GRAND ISLAND MALL-01

PROJECT NAME :

GRAND ISLAND MALL

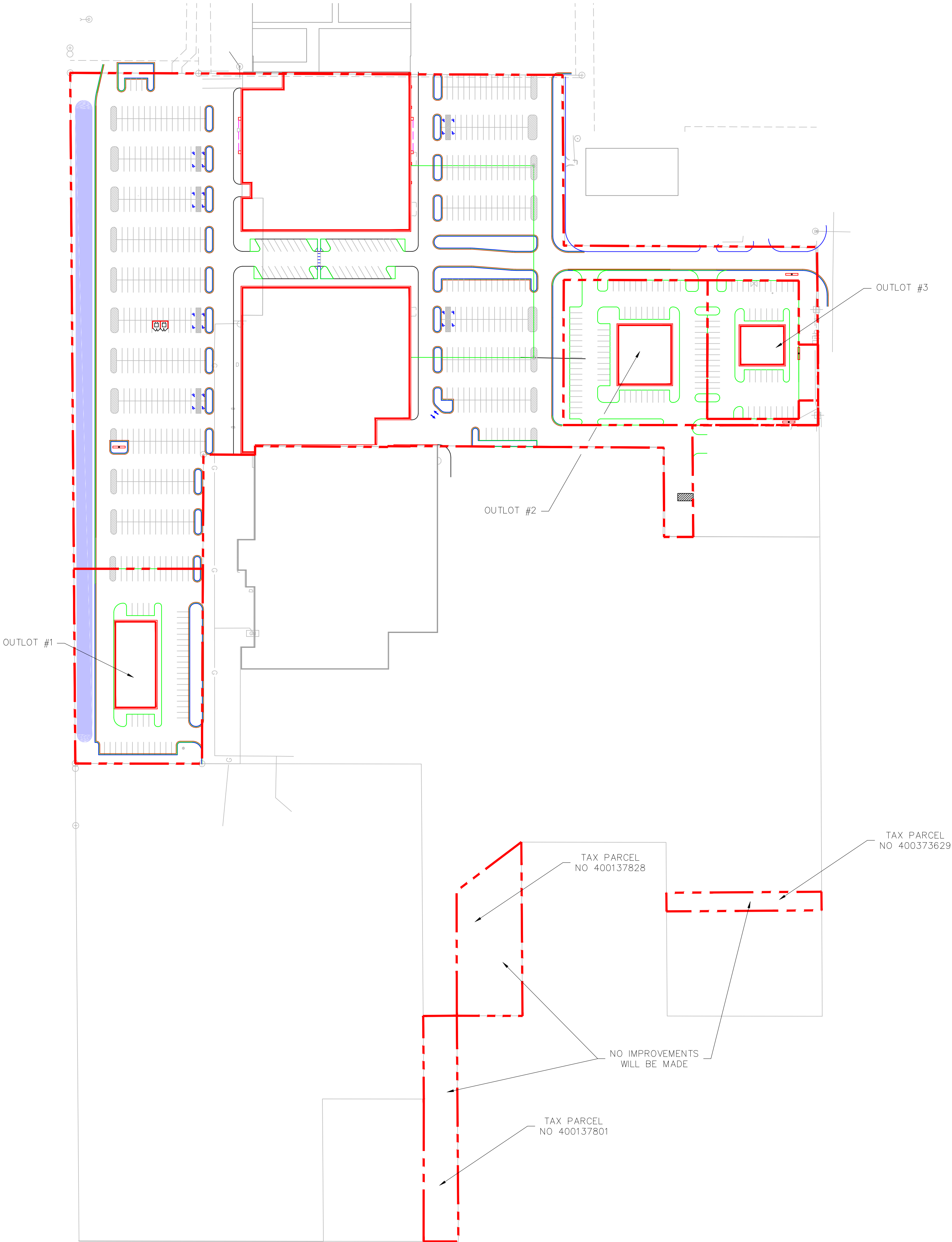
LAYOUT DESIGNER : CA

DESIGNER EMAIL : calvarenga@visionairelighting.com

PROJECT DATE : 04/21/14

REVISION DATE : -

REP : SPENCER BANKSTON



drawn by: BJD/BJF
checked by: DZ
approved by: DZ
QA/QC by:
project no.: 014-2360
drawing no.:
date: OCTOBER 2014

SHEET
8 of 8

OVERALL SITE PLAN

GRAND ISLAND JOINT VENTURE, LLC

GRAND ISLAND, NEBRASKA

2014

REVISIONS DESCRIPTION

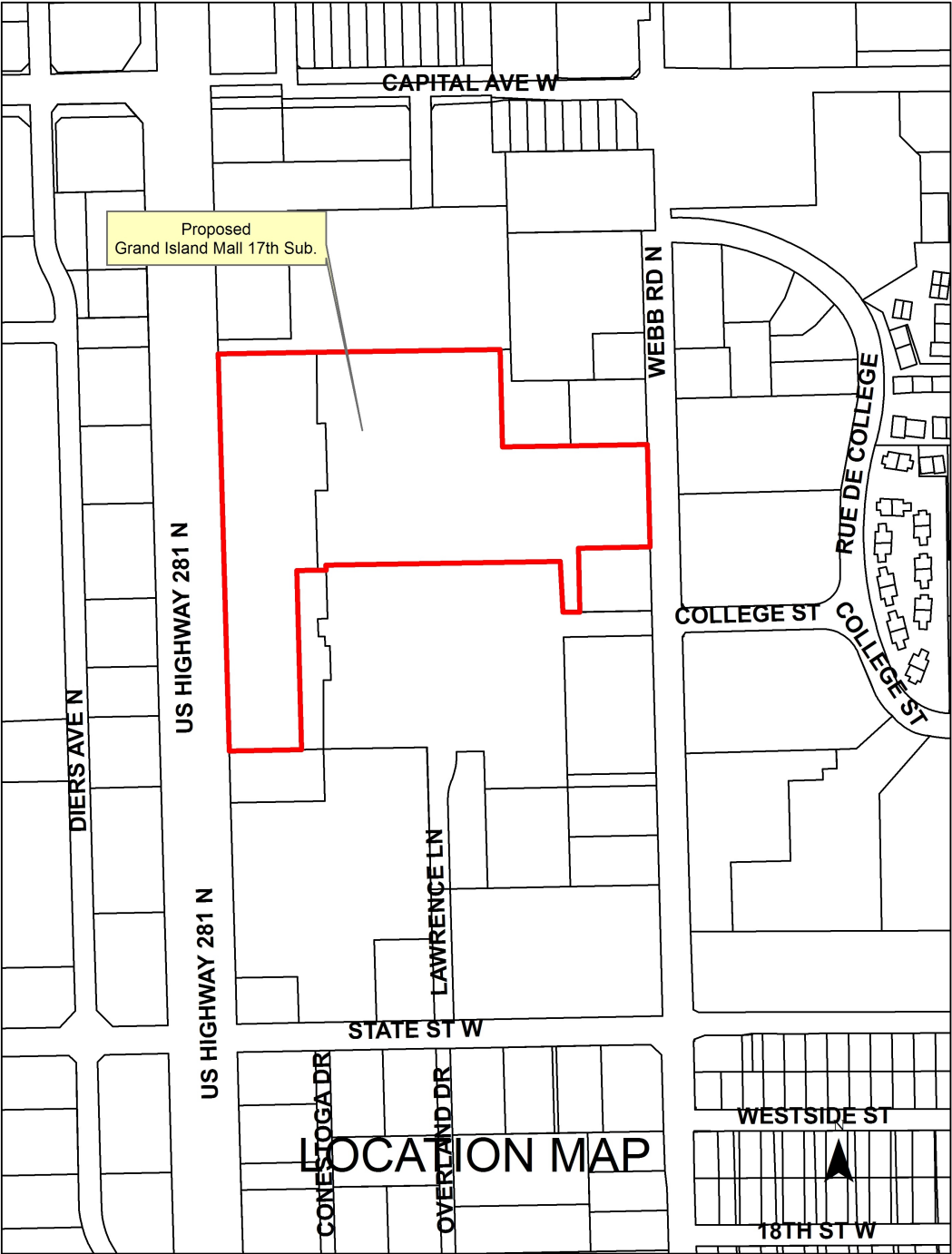
REV. NO.

DATE

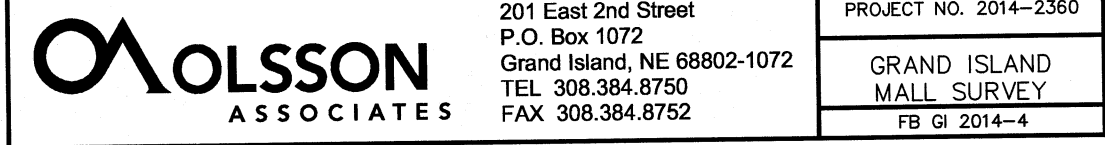
REVISIONS

OLSSON ASSOCIATES

200 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com



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DATE: Nov 07, 2014 11:15am XREFS: 0142360_XTOPO
USER: jramirez



age 24 / 24