



# City of Grand Island

Tuesday, June 11, 2002

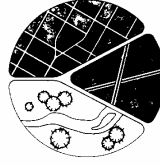
Council Session

## Item G2

### **Receipt of Official Document - Planning Commission Recommendations Relative to Annexation**

*The Hall County Regional Planning Commission, after an extended hearing, voted to recommend annexation of seven of the nine areas referred to them by the Mayor and City Council. On split votes of 7-4 and 6-5 respectively, the commission voted to recommend denial of annexation of areas 4 and 12. Reasons for recommending annexation accompanied the seven approved areas, but no reasons for denial were stated. This action simply acknowledges receipt of the recommendations of the commission in accordance with Neb. Rev. Stat. 19-929.*

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

June 6, 2002

Honorable Ken Gnadt, Mayor  
and Members of the Council  
City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #10 South Hwy 281 area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex South Hwy 281 area identified as area #10.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabity recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings presented in the staff report.

A member of the public was present to speak against annexation of area #10 South Hwy 281 area. He is a business owner in that area and expressed concern with being annexed and having to charge his customers city sales tax.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion a motion was made by O'Neill, and 2<sup>nd</sup> by Wagoner to recommend annexation of area #10 known as the South Hwy 281 area, with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, or
- That the area is suburban or urban in nature because of the size and number of available parcels or lots
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.

A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

A handwritten signature in black ink, appearing to read 'Chad Nabity', with a stylized flourish at the end.

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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June 6, 2002

Honorable Ken Gnadt, Mayor  
and Members of the Council  
City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #12 Schroeder/Fireside Subdivisions.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Schroeder/Fireside Subdivision area identified as area #12.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabity recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings presented in the staff report.

Members of the public were present to speak against annexation for the area identified as #12 Schroeder/Fireside Subdivision. They had concerns with the sewer line extension because they do not believe their subdivision will ever hook up to the City sewer. They had a concern that their children would have to attend the Grand Island Public School system if they are annexed and they are happy now with attending Cedar Hollow school. They also encouraged the Planning Commission to not recommend annexation until the city can answer their questions.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion a motion was made by Eriksen, and 2<sup>nd</sup> by Hayes to deny recommending annexation of the area known as #12 Schroeder/Fireside Subdivision.

No findings were made to support this motion.

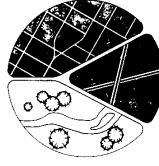
A roll call vote was taken and the motion carried with 6 members voting in favor of the motion (Amick, Eriksen, Hooker, Hayes, Lechner, Ruge) and 5 members voting against the motion (Miller, Haskins, Obst, Wagoner, O'Neill).

Yours truly,

A handwritten signature in black ink, appearing to read 'Chad Nabity', written in a cursive style.

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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June 6, 2002

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City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #11 Langenhedr Street area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Langenhedr Street area identified as area #11.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nability recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings presented in the staff report.

No members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.

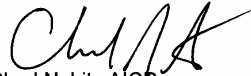
The Public Hearing was closed at 9:45.

Following further discussion a motion was made by Hayes and 2<sup>nd</sup> by Lechner to recommend annexation of area #11 Langenhedr Subdivision area with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, or
- That the area is suburban or urban in nature because of the size and number of available parcels or lots
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.

A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

A handwritten signature in black ink, appearing to read "Chad Nabity". The signature is stylized with a large, sweeping initial "C" and "N".

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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June 6, 2002

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City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) # 2 Airport Area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Central Nebraska airport area identified as area #2.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nability recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings presented in the staff report.

No Members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

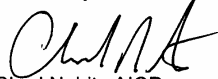
Following further discussion a motion was made by Hooker and 2<sup>nd</sup> by O'Neill to recommend annexation of area #2 known as the Central Nebraska Airport with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, and
- That the area is suburban or urban in nature because of the size and number of available parcels or lots, and
- That property used for agricultural purposes adjacent to the airport runways serves primarily to protect the interests of the airport and its passengers by limiting the height of buildings, plants and other materials in those areas.
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.



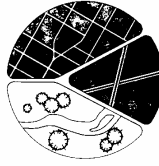
A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

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Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
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Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) # 3 Fairacres Subdivision area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Fairacres Subdivision area identified as area #3.

Marian Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabyty recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings identified in the staff report.

No members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.


The Public Hearing was closed at 9:45.

Following further discussion a motion was made by Hayes and 2<sup>nd</sup> by Lechner to recommend annexation of area #3 known as the Fairacres Subdivision with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, or
- That the area is suburban or urban in nature because of the size and number of available parcels or lots
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.

A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,



Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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Honorable Ken Gnadt, Mayor  
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City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) # 4 East Lakes area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex East Lakes area identified as area #4.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabity recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings identified in the staff report.

Several members of the Public were there to express concern with areas identified as #4 East Lake area. They expressed concerns with unanswered questions, spending the money to bring sewer and water out to the areas. They do not believe the area will use sewer and water services if they are available. They feel they will pay taxes from the start, but will see no benefit from being annexed. They encouraged the Planning Commission to not recommend annexation until the city can answer their questions.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion the Planning Commission made a motion was made by Hayes, and 2<sup>nd</sup> by Obst to deny recommending annexation of the area known as #4 East Lakes area.

No findings were made to support this motion.

A roll call vote was taken and the motion carried with 7 members voting in favor of the motion (Amick, Eriksen, Hooker, Hayes, Lechner, O'Neill, Obst) and 4 members voting against the motion (Miller, Haskins, Ruge, Wagoner)

Yours truly,

A handwritten signature in black ink, appearing to read "Chad Nabity". The signature is stylized and cursive.

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #9 Scheel Subdivision area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Scheel Subdivision area identified as area #9.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabyt recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings identified in the staff report.

No members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion a motion was made by O'Neill and 2<sup>nd</sup> by Ruge to recommend annexation of area #9 known as the Scheel Subdivision area with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, or
- That the area is suburban or urban in nature because of the size and number of available parcels or lots
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.

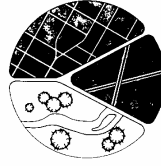
A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

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Chad Nabity AICP  
Planning Director

cc: City Attorney  
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June 6, 2002

Honorable Ken Gnadt, Mayor  
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City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #5b Stuhr Road north of Bismark area.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Stuhr Road north of Bismark area identified as area #5b.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabyty recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings identified in the staff report.

No members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion a motion was made by Wagoner, and 2<sup>nd</sup> by Hooker to recommend annexation of area #5b known as the Stuhr Road north of Bismark area with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the amount of existing residential or commercial development, or
- That the area is suburban or urban in nature because of the size and number of available parcels or lots
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.



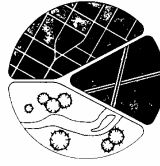
A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

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Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections



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June 6, 2002

Honorable Ken Gnadt, Mayor  
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City Hall  
Grand Island NE 68801

Dear Mayor and Members of the Council:

**RE: Annexation for the City Of Grand Island as recommended to the Planning Commission by the City Council on May 21, 2002 (C-11-2002GI) #6 Firethorne Subdivision.**

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to annex Firethorne Subdivision area identified as area #6.

Marlan Ferguson gave a presentation to the Planning Commission regarding the areas for annexation. Nabity recommended that the Planning Commission recommend in favor of annexation of the nine areas identified based upon the findings identified above.

A member of the public from area #6 Firethorne Estates area who does live in the City limits now expressed concern that when they were annexed, their road has never been taken care of. Charlie Cuypers, city attorney, commented that the road had never been built to standards as required by the subdivision agreement.

No members of the public spoke in favor of annexation.

The Public Hearing was closed at 9:45.

Following further discussion a motion was made by Miller and 2<sup>nd</sup> by Haskins to recommend annexation of area #6 Firethorne Subdivision area with the findings as laid out below:

- That the area as presented is contiguous with and adjacent to the corporate limits of the City of Grand Island, and
- That the area is suburban or urban in nature because of the size and number of available parcels or lots, and
- That sandpit lakes are by their very nature commercial/industrial enterprises, and
- That building and/or development around sandpit lakes is suburban in nature, and
- That the City has a plan in place to provide services to this area as services are provided within the current City Limits.

A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

A handwritten signature in black ink, appearing to read "Chad Nabity".

Chad Nabity AICP  
Planning Director

cc: City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections