



City of Grand Island

Tuesday, March 18, 2003

Council Session

Item E1

Public Hearing on Annexation of Property Being Platted as Neumann Subdivision

Public Hearing concerning annexation of property being platted as Neumann Subdivision an addition to the City of Grand Island. The property is located South of 13th Street, and West of North Road, in the N 1/2 NE 1/4 Section 14, Township 11, Range 10. The Regional Planning Commission at their meeting March 5, 2003, voted to approve and recommend the city council approve this annexation. It is appropriate to solicit public comment. The action item is contained under Ordinances

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 17, 2003

SUBJECT: *Neumann Subdivision an Addition, Hearing for Annexation*

PROPOSAL: To subdivide and plat a parcel of ground of approximately 55 acres of land west of North Road and south of 13th Street as an addition to the City of Grand Island.

OVERVIEW:

This hearing and the application for subdivision approval are being reconsidered due to an error in notifications on the part of the Hall County Regional Planning Department. We are required to notify effected school districts of subdivision at least 10 days prior to consideration by the planning commission. We notified district 2 but neglected to send the same notification to districts 82 and 3. Those notifications have been sent as required by law for this meeting. See the attached memo

This parcel of ground is contiguous with the Grand Island City Limits on both its northern and southern boundaries. Grand Island has had a policy for several years of annexing all properties adjacent to corporate limits at the time those properties are subdivided. The owner has submitted this subdivision as an addition to the City of Grand Island.

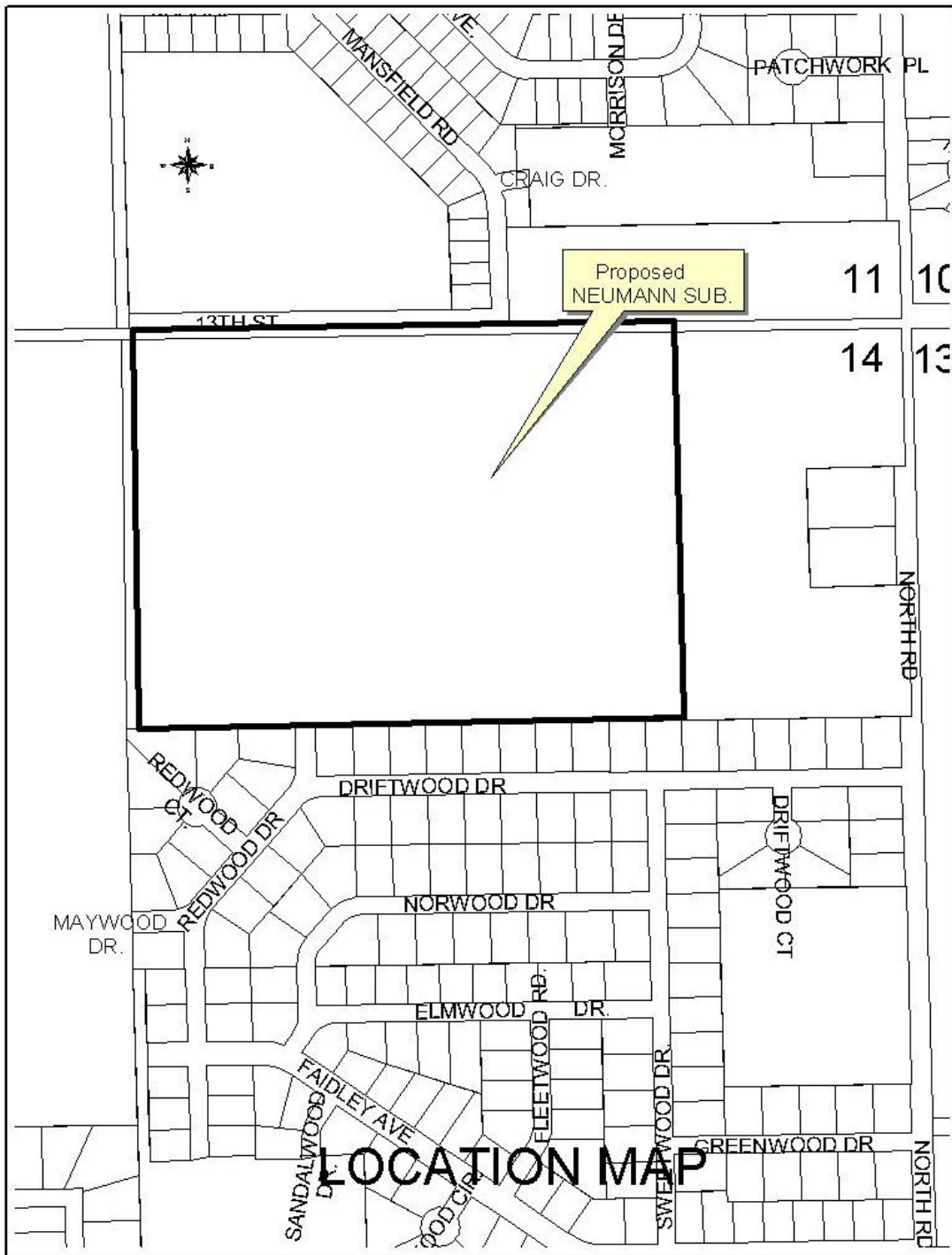
Sewer and water are available to this subdivision. This is within the Grand Island Utilities Electrical Service District.

In September of 2001 LB 210, a bill passed by the legislature and signed by the Governor during the last session became effective. This bill requires planning commission and municipalities to hold public hearings and take separate action to annex subdivisions platted as additions to a city.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex the property being platted as Neumann Subdivision.

_____ Chad Nabity AICP, Planning Director



DATE: February 7, 2003

TO: Marlan Ferguson, City Administrator

FROM: Chad Nabity, Regional Planning Director

RE: Neumann Subdivision

An application was heard to approve Neumann Subdivision as an addition to the City of Grand Island, at the February meeting of the Hall County Regional Planning Commission. Neumann Subdivision is a one lot subdivision encompassing 55.059 acres in the N ½ of the NE ¼ of Section 14, Township 11 North, Range 10 West of the 6th P.M., south of 13th Street and West of North Road.

As a matter of policy the City of Grand Island requires that all subdivisions platted adjacent to the corporate limits of the community be submitted as additions to the City. The Neumann Subdivision is adjacent to the Grand Island City Limits on both the north and south sides of the subdivision (Of a 6234 foot perimeter 3635 feet are adjacent to the current corporate limits of Grand Island.)

State Statutes require that the planning commission notify impacted school districts of subdivision applications 10 days prior to the meeting at which the item will be considered. The Neumann Subdivision is currently within District 82 and District 3. Upon being platted as an addition to the City it is eligible to become part of District 2. A letter was sent to District 2 informing them of the application but we did not send letters to District 82 and District 3.

As a result of our mistake we will need to reconsider this application at the next meeting of the Regional Planning Commission on March 5th 2003. Letters have been sent to all of the school districts impacted by this application informing them of the time and place of the meeting. The earliest that the Grand Island City Council would consider this application would be March 18th 2003.

Cc: Doug Walker, Steven Riehle, Jim Werth, Duane Burns, Bill Mowinkle, Rockwell Associates, Jacqueline Hanover and Imogene Lechner

March 6, 2003

Honorable Jay Vavricek, Mayor
And Members of the Council
City Hall
Grand Island, NE 68801

Dear Mayor and Members of the Council:

RE: Annexation of Property Being Platted as Neumann Subdivision, located South of 13th Street, and West of North Road.

At the regular meeting of the Regional Planning Commission, held March 5, 2003, the above item was considered following a public hearing. The above item is to Annex the property that is being platted as Neumann subdivision, located in the N ½ NE ¼ of Section 14, Township 11, Range 10.

This annexation will have no effect on the 2 mile extraterritorial jurisdiction exercised by the City Of Grand Island. City services are available to this property.

Char Kruse spoke against this item. She asked the commission to take a look at the timeliness of the annexation, and the property should stay in the Northwest School District until there is a final plan for the land. She also expressed concern with the traffic that is there now, and the amount of traffic that would be generated with a school in this area.

Bill Mowinkel spoke in opposition of this item. He expressed concerns with the city's policy to annex land as it is subdivided. He had concerns with the traffic on 13th street and getting students across Hwy 281 if a school is built on this property, and who will take care of the property until a school is built on it. Mr. Mowinkel said he feels the only reason for annexing this land is to take it out of the Northwest District, he said you can plat land without annexing it. He asked that this land not be annexed until there is a final plan to build a school on the property.

Steve Joel spoke in favor of this item. He said there is not final plan to build a school on this land at this time. They have strong recommendations to build a school on this land, and those recommendations are made due to the growth patterns of the city. He said they are buying the land in preparation for the future.

Duane Burns spoke in favor of the item. He said the school is buying this land with the requirement that with the purchase of the land it is subdivided, and annexed into the city. He said they feel it makes sense since that if the Grand Island School District owns the land it should be in their district.

Following further discussion a motion was made by O'Neill and 2nd by Miller to approve and recommend the City of Grand Island recommend this annexation.

The motion carried with 7 members present voting in favor (Miller, Eriksen, Hooker, Haskins, Ruge, O'Neill, Obst) three members voting against (Amick, Obermeier, Wagoner) and one member abstaining (Hayes).

Yours truly,

Chad Nabity AICP
Planning Director

cc: Director of Building Inspections
City Attorney
Director of Utilities
Director of Public Works
Manager of Postal Operations
Rockwell & Associates
Applicant

