



# **City of Grand Island**

**Tuesday, May 11, 2004**

**Council Session**

## **Item G10**

**#2004-101 - Approving Final Plat and Subdivision Agreement for  
Terjak Subdivision**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** May 11, 2004  
**Subject:** Terjak Subdivision - Final Plat  
**Item #'s:** G-10  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This final plat proposes to create 2 lots on a parcel of land in the NE ¼ Section 11, Township 11, Range 9. This property is located South of Seedling Mile Road, between Wainwright and Main Street.

## **Discussion**

The original lots in Sass' Subdivision were divided into lots 53.5 feet wide and 825 feet long in 1925. Although odd this would have been a legal lot at that point in time. The owners of this property own a parcel that is 91 feet by 825. The developer would like to create 2 lots. This would not meet the minimum frontage of 100 feet in the TA zone. In a similar situation on lots to the east of these a previous council approved an exception to the minimum frontage requirement. It is recommended that this subdivision be approved with a similar exception. Both lots will have access to public streets, sewer and water.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the final plat as presented
2. Modify the final plat to meet the wishes of the Council
3. Table the issue

## **Recommendation**

A motion was made by Miller and seconded by Amick to **approve** and recommend that the Grand island City Council **approve** the final plat of Terjak Subdivision with an exception to the 100' minimum lot frontage requirement in the TA zone due to issues with prior legal platting of this property with a smaller lot width.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Hayes, Wagoner) voting in favor.

## **Sample Motion**

Approve the Final Plat for Terjak Subdivision as presented with exceptions for the lot width requirements due to prior platting with a narrower width.



**LOCATION MAP**

RESOLUTION 2004-101

WHEREAS, Carolyn A. Terjak, a single person, as owner, has caused to be laid out into lots, a tract of land comprising the West Half (W1/2) of Lot Twenty Four (24), and all of Lot Twenty Five (25) of Sass Subdivision, and the east Ten (10.0) feet of Lot Nine (9) Windolph's Subdivision, all in the City of Grand Island, Hall County, Nebraska, under the name of TERJAK SUBDIVISION, and has caused a plat thereof to be acknowledged by her; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of TERJAK SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 11, 2004.

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RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/> _____
May 6, 2004	<input type="checkbox"/> City Attorney