



# City of Grand Island

Tuesday, June 14, 2005

Council Session

## Item G15

**#2005-166 - Approving Final Plat and Subdivision Agreement for Schimmer's Second Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 14, 2005  
**Subject:** Schimmer's Second Subdivision - Final Plat  
**Item #'s:** G-15  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## Background

This subdivision proposes to move lot lines on two existing lots from a north/south configuration to an east/west on property located at 18<sup>th</sup> and Eddy Streets in Grand Island.

## Discussion

Typically this type of subdivision would have been handled through an administrative process. This could not be done in this case as there is a garage on the properties that does not meet the minimum setback requirements as it is a shared garage crossing the property line. Shared garages are not uncommon in developments of this age. Council has typically waived the minimum setback requirements for the existing structure and approved these subdivisions. The owners will be required to build a firewall on the property line separating the two sides of the garage. These properties will be required to provide separate services for sewer and water. A 20' easement has been retained along the east edge of the property for those service lines. The garage does extend into that easement and will be allowed to continue until such time as it is removed or damaged 50% or more.

## 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

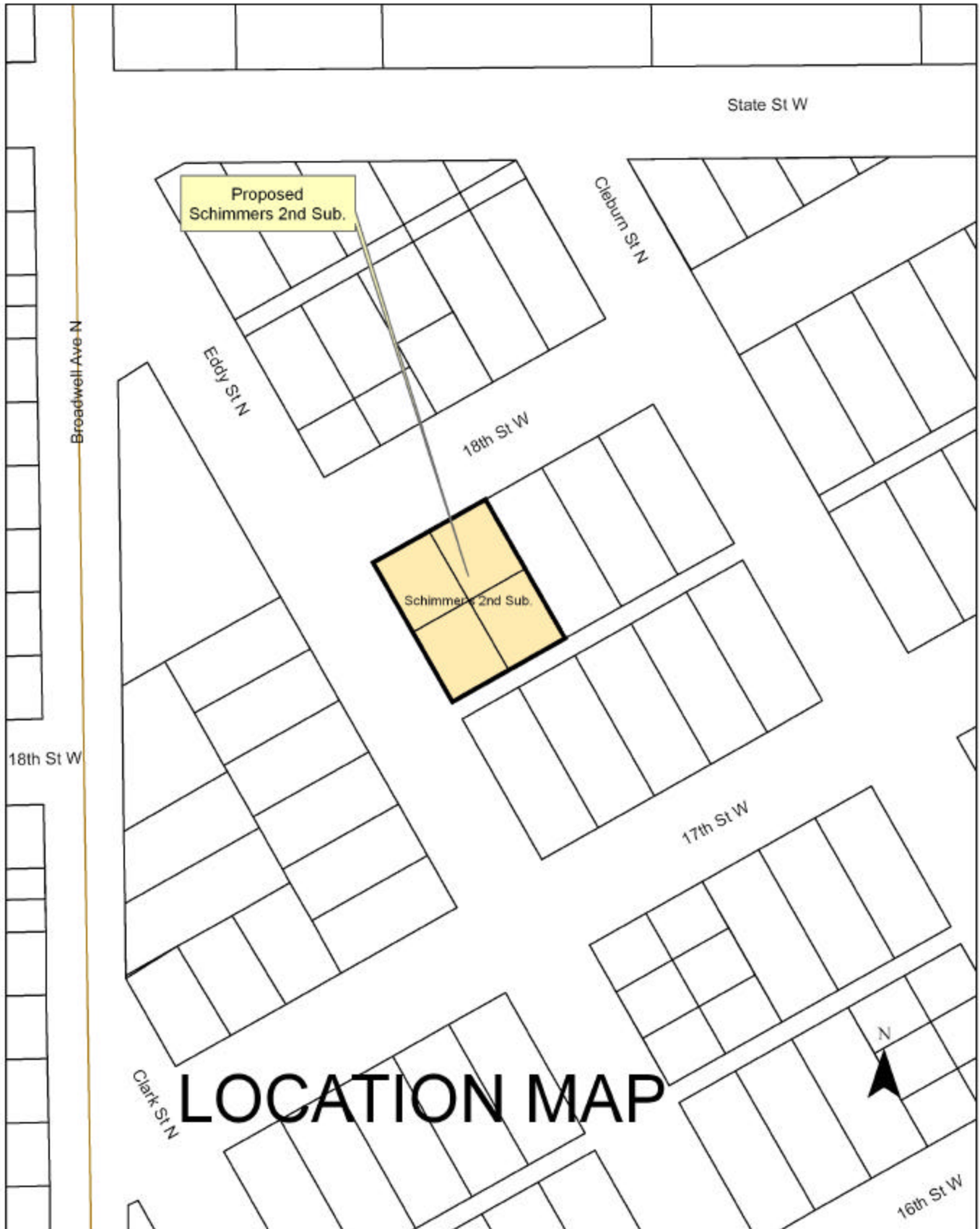
## Recommendation

A motion was made by Haskins 2<sup>nd</sup> by Hayes to approve and recommend that the City of Grand Island approve the subdivision as presented.

A roll call vote was taken and the motion passed with 8 members present (Haskins, O'Neill, Niemann, Miller, Ruge, Hayes, Eriksen, Reynolds) voting in favor.

## Sample Motion

Approve the Final Plat for Schimmer's Second Subdivision as presented.



# LOCATION MAP

RESOLUTION 2005-166

WHEREAS, Jerome W. Niedfelt and Doralene F. Niedfelt, Co-Trustees of the Doralene F. Niedfelt Revocable Trust, and Michael G. Brandenburg and Stephanie S. Brandenburg, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising all of Lots Four (4) and Five (5), Block Twenty Two (22), Schimmer's Addition to the City of Grand Island, Hall County, Nebraska, under the name of SCHIMMER'S SECOND SUBDIVISION, and have caused a plat thereof to be acknowledged by them; 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 owners of the property 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 SCHIMMER'S SECOND 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, June 14, 2005.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 8, 2005	☐ City Attorney