



Hall County Regional Planning Commission

**Wednesday, April 1, 2015
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
March 4, 2015

The meeting of the Regional Planning Commission was held Wednesday, March 4, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 21, 2015.

Present: Pat O'Neill Carla Maurer
 Karen Bredthauer Mark Haskins
 Les Ruge Richard Heckman
 Jerry Huismann Greg Robb

Absent: Terry Connick, Dean Kjar, Dean Sears, Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads, Craig Lewis, Tim Luchsinger

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:04 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 February 18, 2015 meeting.

A motion was made by Bredthauer and seconded by Haskins to approve the Minutes of the February 18, 2015 meeting.

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

Robb joined the meeting at 6:04.

3. Request Time to Speak.

John Niedfelt, 3920 Norseman Ave, Grand Island, item 7; Matt Rief, 201 E 2nd Ave., Grand Island, item 7; Todd Enck, 4133 Fleetwood Rd., Grand Island, item 6.

4. Public Hearing - Rezone - A request to rezone property from CD Commercial Development Zone to Amended CD Commercial Development Zone, located north of State Street and east of US Hwy 281, in Grand Island, in Hall County, Nebraska. (C-07-2015GI)

O'Neill opened the Public Hearing.

Nabity explained to the board this request was for the change of zoning for property described as Lot 1 Grand Island Mall 16th, also known as 3416, 3420, 3430 and 3436 W State Street, Grand Island NE, from CD Commercial Development to Amended CD Commercial Development Zone.

This proposed development would allow 1 additional building at the south end of lot 2 just east of the driveway. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 30% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is under 24%, well below the maximum coverage.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Heckman to approve the request for rezone.

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

5. Public Hearing - Rezone - A request to rezone property from RD Residential Development Zone & R1 Suburban Residential Zone to RD Residential Development Zone, located south of Capital Ave., and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska. (C-08-2015GI)

O'Neill opened the Public Hearing.

Nabity explained an application has been made to rezone 15.10 acres south of Capital Avenue and west of the Moore's Creek Drainway from RD Residential Office and R1 Suburban Density Residential to RD Residential Development Zone. The developers have built five 30 unit three story apartment buildings on the east end of the site and have approval to build an additional five 30 unit buildings but would like to change the plan to add additional property to the west side of the development and change the configuration to one 60 unit building (actually this is 2 of the 30 unit buildings with an elevator in between the sides of the building) and eight 10 unit apartment buildings along with 2 detached garage units with 6 and 9 spaces respectively as shown on the attached plan. A club house and pool area was built with the first phase that will be accessible to the residents in these new units.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Bredthauer to approve the rezone as presented.

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

6. Public Hearing - Concerning an amendment to the redevelopment plan for CRA, Area 2, for a Site Specific Redevelopment Plan for 1616 S Eddy, in Grand Island, Hall County, Nebraska. Resolution No. 2015-03. (C-09-2015GI)

O'Neill opened the Public Hearing.

Nabity briefed the board this was a Redevelopment plan amendment for property located in Blight and Substandard Area 2 at 1616 S Eddy Street in Grand Island Nebraska to support this development.

Token Properties LLC is proposing to acquire property, house, extend services, prepare the site and build a duplex on property located at 1616 S Eddy Street. The developer is seeking Tax Increment Financing to offset the cost of acquisition of the property, service extension, and site preparation. There is no structure on this property.

O'Neill closed the Public Hearing.

A motion was made by Huismann and seconded by Ruge to approve the rezone as presented.

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

Consent Agenda

MAC Sub was pulled from the agenda.

7. **Final Plat - Sterling Estates 4th Subdivision** – located south of Capital Ave and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska, consisting of 22.65 acres and (34 Lots).

Sterling Estates 4th Subdivision was pulled from the consent agenda and was taken separately.

Nabity told the planning commission that the city and Grand Island developer John Niedfelt have worked out a plan to install \$650,000 worth of streets Ebony Lane and Monarch, Sunrise and Norseman avenues around Sterling Estates Park this summer.

The Sterling Estates Subdivision and the park both lie west of Menard's and north of State Street.

The city is prepared to begin park development this summer provided there are streets surrounding the park. But before the streets go in, city water lines need to be buried. Because of the sheer number of lots that all the paving opens up, it's not yet determined how many water service lines will be needed, said Sterling Estates developer John Niedfelt and his engineer, Matt Rief, of Olsson Associates.

That creates a problem for the Grand Island Utilities Department. "You don't want to put in any more (service lines) that you have to," Utilities Director Tim Luchsinger told the commission. Unused service lines are costly to install and pose a future liability to the city for leaking, he said. Any repairs to an unused line or even capping it in the future could end up being the cost of the utilities department and its ratepayers, or could come as an unexpected bill for a future homeowner who may or may not have known there was an unused water line on the property. The costs of installing the Sterling Estates water lines are more expensive because they are deeper in the ground and require dewatering to install. "It's not an ideal situation," Luchsinger said.

The commission also directed that the city and Niedfelt work out a subdivision agreement that spells out who will be responsible for unused water lines. Rief said there could be as many as seven unused lines under the current proposal. Right now, Niedfelt is planning to create 20 townhome lots, but if stand-alone single-family homes are more popular in the market, those 20 townhome lots could be replaced by 13 stand-alone single-family homes, Rief said. The lots on the north end of the Sterling Estates development are being kept as larger lots until the exact housing demands are better known.

Luchsinger said he wanted the commission and eventually the city council to be aware of the potential liability of unused service lines. Ultimately, Luchsinger would like the developer or future homeowner to be responsible for capping the line if needed.

A motion was made by Ruge to approve the plat as presented and seconded by Haskins.

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

- 8. Preliminary Plat – Sterling Estates 6th Subdivision** – located south of Capital Ave and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska, consisting of 7.28 acres and (1Lot).

Final Plat – Sterling Estates 6th Subdivision – located south of Capital Ave and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska, consisting of 7.28 acres and (1 Lot).

- 9.Final Plat – Bill Baasch Acres Subdivision** – located north of US Hwy 34 and south and east of Blaine Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 4.825 acres and (2 Lots).

- 10. Final Plat – Meyer Acres Subdivision** – located south of Abbott Road and west of Bluff Center Road, in Hall County, Nebraska, consisting of 1.9992 acres and (1 Lot).

- 11. Final Plat – Steadfast Ridge Subdivision** – located south of 13th Street and west of McGuire Road, in Hall County, Nebraska, consisting of 5.0547 acres and (1 Lot).

A motion was made by Bredthauer and seconded by Huismann to approve the consent agenda.

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

- 12. Next Meeting April 1, 2015**

- 13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary
By Rose Rhoads