



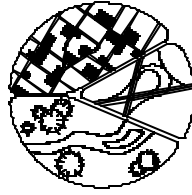
# Hall County Regional Planning Commission

Wednesday, March 01, 2006  
Regular Meeting

## Item E1

Minutes of February 1, 2006

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  
February 1, 2006

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The meeting of the Regional Planning Commission was held Wednesday, February 1, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 21, 2006.

Present:	John Amick	Bill Hayes
	Debra Reynolds	Pat O'Neill
	Tom Brown	Bob Niemann
	Dianne Miller	Scott Eriksen
	Leslie Ruge	

Absent: Mark Haskins, Jaye Monter

Other: Steve Riehle, Doug Walker, Mitch Nickerson, Joyce Haase  
Ron Underwood, Bud Buettner

Staff: Chad Nabity, Karla Collinson

Press: Grand Island Independent, KHAS, NTV

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m.

**2. Minutes of January 4, 2006**

A motion was made by Amick 2<sup>nd</sup> by Reynolds to approve the minutes of January 4, 2006 meeting.

The motion carried with 6 members present voting in favor (Amick, Reynolds, O'Neill, Eriksen, Ruge, Hayes) and 3 members (Miller, Brown, Niemann) abstaining.

### **3. Request time to speak**

### **4. Public Hearing - Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #5 for Ann's Pet Salon to be located at 1303 Geddes Street. (C-11-2006GI)**

This application proposes to amend the Redevelopment Plan for Blight and Substandard Area #5 for Ann's Pet Salon to be located at 1303 Geddes Street, Lot 2 of Bruns Subdivision. To extend Tax increment financing through a redevelopment contract, the developer must obtain approval of the Community Redevelopment Authority and obtain the approval of the Planning Commission prior to coming before the City Council for final approval. Ms. Bruns has obtained approval from the CRA.

A motion was made by Ruge 2<sup>nd</sup> by Hayes to approve the redevelopment plan as submitted.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

### **5. Public Hearing - Concerning Annexation of land proposed for platting as Ewoldt Subdivision into the Grand Island City Limits.**

This application proposes to annex land proposed for platting as Ewoldt Subdivision an addition to the City of Grand Island, located in the NE ¼ 36-11-10 into the Grand Island City Limits.

This property is contiguous with the Grand Island City Limits. The owners have requested this annexation by proposing to plat this property as an addition to the City.

This property is substantially within the Grand Island Utilities Electrical Service District. Sewer and water are available to this property. This property is within the Cedar Hollow/Northwest School Districts. This annexation will not impact the two-mile extraterritorial jurisdiction of Grand Island.

A motion was made by Amick 2<sup>nd</sup> by Miller to approve the annexation as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**6. Public Hearing - Concerning a Change of Zoning for land proposed for platting as Ewoldt Subdivision from TA Transitional Agricultural to CD Commercial Development. (C-3-2006GI)**

This application proposes to change the zoning on a tract of land proposed for platting as Ewoldt Addition from TA Transitional Agricultural to CD Commercial Development Zone.

Discussion on this item was held with agenda item # 5.

A motion was made by Amick 2<sup>nd</sup> by Hayes to approve the change of zoning as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**7. Preliminary Plat - Ewoldt Subdivision located South of Husker Highway and West of Highway 281.**

This subdivision proposes to create 19 lots on a parcel of land located in the NE  $\frac{1}{4}$  36-11-10. This land consists of approximately 96.32 acres.

Discussion on this item was held with agenda item # 5.

A motion was made by Amick 2<sup>nd</sup> by Hayes to approve the Preliminary Plat as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**8. Final Plat - Ewoldt Subdivision located South of Husker Highway and West of Highway 281.**

This subdivision proposes to create 19 lots on a parcel of land located in the NE  $\frac{1}{4}$  36-11-10. This land consists of approximately 96.32 acres.

Discussion on this item was held with agenda item # 5.

A motion was made by Amick 2<sup>nd</sup> by Hayes to approve the Final Plat as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**9. Public Hearing - Adoption of the Grand Island 1 & 6 year Street Improvement Plan (C-7-2006GI)**

Steve Riehle went over the 1 & 6 year Street Improvement Plan and highlighted the projects for 2006 and 2007.

A motion was made by Ruge 2<sup>nd</sup> by Brown to approve the 1 & 6 year Street Improvement Plan as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**10. Public Hearing - Change of Zoning for land proposed for platting as Copper Creek Estates Subdivision from TA Transitional Agricultural to R2 Low Density Residential. (C-9-2006GI)**

This development would allow for 97 lots to be created on this land and would change the zoning from TA to R2. Nabity recommended approval.

Commission members asked about the drainage, and city staff said they have worked on it and the preliminary plat was approved contingent upon drainage being in place for each phase before it will be given final approval.

Jim Jonak spoke his parents live in the farmhouse on this property and he knows there is major drainage issues on this land. He said adding houses to this land will only add to the problems. He also expressed concern with the grain elevator on this property and that building a wall would only amplify the noise.

Roxy Clark spoke expressed concern with there being too much housing in Grand Island now and that the available housing was not being rented, which he said shows the City does not need any more housing.

Robert Baker said they are working directly with Public Works to fix the drainage problem to the City's specifications.

Tom Baxter said Grand Island is well overdue for a subdivision like this, his only concern is that it is in the wrong location because of drainage issues that can not be fixed. He said the water has always been there and will always be there because the land is too flat to drain.

A motion was made by Hayes 2<sup>nd</sup> by Miller to approve the change of zoning as presented.

The motion carried with 5 members present voting in favor (O'Neill, Brown, Miller, Ruge, Hayes) and 4 members voting against (Amick, Reynolds, Niemann, Eriksen).

**11. Final Plat - Copper Creek Estates Subdivision located South of Old Potash Hwy and East of Engleman Road.**

This subdivision proposes to create 97 lots on a parcel of land in the NW ¼ 23-11-10. This land consists of approximately 25.993 acres.

Discussion on this item was held with agenda item #10.

A motion was made by Brown 2<sup>nd</sup> by Miller to approve the final plat as presented.

The motion carried with 5 members present voting in favor (O'Neill, Brown, Miller, Ruge, Hayes) and 4 members voting against (Amick, Reynolds, Niemann, Eriksen).

**12. Public Hearing - Concerning changes to Chapter 33 Grand Island City Code in reference to the definition of Street. (C-10-2006GI)**

This application proposes to amend the Subdivision Ordinance for the City of Grand Island. Amendments to be considered pertain to the Definition of Street. This change is being considered at the request of the developers of LaRue Subdivision.

Nabity said this change would allow private streets in any zone with Council approval, not just in Development Zones.

A motion was made by Reynolds 2<sup>nd</sup> by Miller to approve the changes to Chapter 33 as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**13. Preliminary Plat - Larue Subdivision located South of 13<sup>th</sup> Street and West of Hwy 281.**

This plat proposes to create 202 lots. A private street will be put in, but will be built to the standards of City Public Streets. This development will

include low income housing, town homes and single family homes. Nabity recommended approval.

A motion was made by Ruge 2<sup>nd</sup> by Hayes to approve the preliminary plat as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**14. Public Hearing - Re-adopt the Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System.**

The zoning map has not be re-adopted since August 2004, and this adoption would include all the amendments to the map since that time, and would make it the official zoning map of the City of Grand Island. Nabity recommended approval.

A motion was made by Miller 2<sup>nd</sup> by Reynolds to approve the re-adoption of the Grand Island Zoning Map as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**15. Public Hearing - Concerning annexation of land proposed for platting as Cargill Subdivision into the Wood River City Limits.**

This application proposes to annex the land into to the City Limits of Wood River, amend the comprehensive plan and landuse map to Industrial, rezone the land to Industrial and amend the City code to allow for Ethanol Plants in an Industrial zone. These changes would allow an Ethanol Plant to be build on the property proposed for platting as Cargill Subdivision. Nabity recommended approval.

Wood River Mayor John Webster told the commission members that the City is strongly behind this and asked the Planning Commission to approve this development.

A motion was made by Hayes 2<sup>nd</sup> by Miller to approve the annexation as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**16. Public Hearing - Concerning changes to the Wood River Zoning Ordinance in reference adding Ethanol Plants and Accessory Uses to Section 5.14.02 I2 Heavy Industrial District Permitted Uses. (C-8-2006WR)**

This application proposes to amend the zoning ordinance in reference adding Ethanol Plants and Accessory Uses to section 5.14.02 I2 Heavy Industrial District Permitted Uses.

Discussion on this item was held with agenda item #15.

A motion was made by Amick 2<sup>nd</sup> by Ruge to approve the changes to the Wood River Zoning Ordinance as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**17. Public Hearing - Concerning an amendment to the Wood River Comprehensive Plan and Future Landuse Map for land located South of Hwy 30 between 140<sup>th</sup> Rd and 150<sup>th</sup> Rd from Agricultural to Heavy Industrial. (C-8-2006WR)**

This application proposes to amend the Comprehensive Plan and Future Landuse Map from Agricultural to Heavy Industrial for a tract of land proposed for platting as Cargill Subdivision.

Discussion on this item was held with agenda item #15.

A motion was made by Amick 2<sup>nd</sup> by Reynolds to approve the change to the Comprehensive Plan and Future Landuse Map as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**18. Public Hearing - Concerning Change of Zoning for land located South of Hwy 30 between 140<sup>th</sup> Rd & 150<sup>th</sup> Rd from AG Agricultural and TA Transitional Agricultural to I2 Heavy Industrial. (C-8-2006WR)**

This application proposes to change the zoning for land proposed for platting as Lot 2 of Cargill Subdivision from AG Agricultural and TA Transitional Agricultural to I2 Heavy Industrial.

Discussion on this item was held with agenda item #15.

A motion was made by Amick 2<sup>nd</sup> by Hayes to approve the change of zoning as presented.



The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**19. Final Plat - Cargill Subdivision located South of Hwy 30 between 140<sup>th</sup> Rd and 150<sup>th</sup> Rd.**

This final plat proposes to create 2 lots on a parcel of land in the SE ¼ 24-10-12 and N ½ 25-10-12. This land consists of approximately 135.74 acres.

Discussion on this item was held with agenda item #15.

A motion was made by Miller 2<sup>nd</sup> by Amick to approve the final plat as presented.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes).

**CONSENT AGENDA**

**20. Final Plat - Alberts Subdivision located South of Lepin Rd and East of McGuire Rd, Hall County Nebraska.**

This plat proposes to create 1 lot on a parcel of land in the NE ¼ 22-09-12. This splits an existing farmstead from a parcel of 20 acres or more. Nabity recommended approval.

**21. Final Plat - Logan's Subdivision located North of Schimmer Dr and West of Stuhr Rd.**

This plat proposes to create 1 lot on a parcel of land in the NE ¼ 34-11-09. Nabity recommended approval.

A motion was made by Hayes 2<sup>nd</sup> by Miller to approve the consent agenda items as presented.

The motion carried with 8 members present voting in favor (Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes) and 1 member (Amick) abstaining.

**22. Planning Director's Report**

NPZA meeting the end of March

**23. Next Meeting March 1, 2006 at 6:00 p.m.**

**24. Adjourn**

Chairman O'Neill adjourned the meeting at 8:10.

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Leslie Ruge, Secretary

by Karla Collinson