



Hall County Regional Planning Commission

Wednesday, March 01, 2006

Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Tom Brown	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Dianne Miller	Grand Island	
Jaye Montor	Cairo	
Robert (Bob) Niemann	Grand Island	
Pat O'Neill	Hall County	Chairperson
Mick Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Dennis Wagoner	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Karla Collinson

6:00:00 PM

**Council Chambers - City Hall
100 East First Street**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, March 01, 2006
Regular Meeting

Item .A1

Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 1, 2006**

- 4. Public Hearing** – Adoption of the 1 & 6 Year Hall County Road Improvement Plan. It is recommended the Planning Commission approve the 1 & 6 Year Road Plan. It is recommended the Planning Commission approve the 1 & 6 year Hall County Road Improvement Plan as presented.

CONSENT AGENDA

- 5. Final Plat** - ML Harris Subdivision located South of Giltner Road and East of Stuhr Road, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land in the NE ¼ 10-09-09.

It is recommended the Planning Commission Approve the consent agenda items as presented.



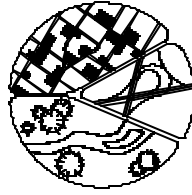
Hall County Regional Planning Commission

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

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

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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 13th 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 2nd 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 2nd 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 2nd 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 2nd 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 140th Rd and 150th 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 2nd 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 140th Rd & 150th 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 2nd 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 140th Rd and 150th 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 2nd 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 2nd 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.

Leslie Ruge, Secretary

by Karla Collinson



Hall County Regional Planning Commission

Wednesday, March 01, 2006
Regular Meeting

Item F1

1 & 6 Year County Road Improvement Plan

It is recommended the Planning Commission approve the 1 & 6 year Hall County Road Improvement Plan as presented to the Planning Commission by the County.

Staff Contact: Chad Nabity



Hall County Regional Planning Commission

Wednesday, March 01, 2006
Regular Meeting

Item M1

Final Plat M L Harris Subdivision

This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the NE 1/4 Section 10 Township 09 Range 09, located South of Giltner Road and West of Stuhr Road. This land consists of approximately 5.852 acres. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.

Staff Contact: Chad Nabity

February 16, 2006

Dear Members of the Board:

RE: Final Plat – ML Harris Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of ML Harris Subdivision, located South of Giltner Road and West of Stuhr Road.

This final plat proposes to 1 lot on a parcel of land in the NE ¼ 10-09-09. This land consists of approximately 2.852 acres. This splits an existing farmstead from a tract of more than 20 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Rockwell Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

