



# Hall County Regional Planning Commission

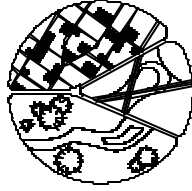
Wednesday, May 10, 2006  
Regular Meeting

## Item E1

### Minutes of April 5, 2006 Meeting

*The Minutes of the April 5, 2006 Regional Planning Meeting are submitted for approval. A motion is in order.*

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  
April 5, 2006

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The meeting of the Regional Planning Commission was held Wednesday, April 5, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" March 25, 2006.

Present:	Debra Reynolds	Pat O'Neill
	Jaye Monter	Bob Niemann
	Dianne Miller	Scott Eriksen
	Leslie Ruge	Don Snodgrass
	Mark Haskins	

Absent: Tom Brown, John Amick, Bill Hayes

Other: Joyce Haase, Mitch Nickerson, Steve Riehle, Doug Walker

Staff: Karla Collinson, Chad Nabity

Press: Grand Island Independent

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**1. Call to order.**

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

**2. Minutes of March 1, 2006**

A motion was made by Ruge 2<sup>nd</sup> by Haskins to approve the minutes of March 1, 2006 meeting.

The motion carried with 7 members present voting in favor (Reynolds, O'Neill, Miller, Eriksen, Ruge, Snodgrass, Haskins) and 1 member (Monter) abstaining.

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

Ken Caldwell, Karen Bretthauer, Greg Baxter and John Nietfeld all indicated they wished to speak on agenda items.

### **4. Public Hearing - Concerning changes to Grand Island City Code in reference Installation of Liquid Propane Storage Tanks and wholesale distribution of propane in the ME Manufacturing Estates Zone. (C-13-2006GI) (Hearing, Discussion, Action)**

Nabity explained the request from Bosselman Energy to allow this use in the ME Manufacturing Estates Zone. This would allow the wholesale distribution of propane in the ME zone. The tank would be allowed to heat a building on the site but distribution is not currently allowed. This change would allow distribution. O'Neill questioned if this would allow someone to put in a 10 x 12 office and sell propane from the site. Nabity agreed that this would be a possibility but reminded planning commissioners that the minimum lot size is 2.5 acres in the ME zone. That scenario is unlikely. Nabity stated that he would be happy to work with language that would better define this. Ken Caldwell, representing Bosselman's, stated that their plan is to build a larger building for warehousing, storage and office space and use propane to heat that building. Allowing this use would let them move their current operation from its location on 3<sup>rd</sup> and Blaine. Commissioners discussed the lot sizes and the possibility that someone would build a small building with a large tank and decided not amend the suggested language.

A motion was made by Snodgrass and seconded by Haskins to approve and recommend that approve changes to Chapter 36 as presented.

A roll call vote was taken and the motion passed with 8 members present (Haskins, Reynolds, O'Neill, Miller, Eriksen, Ruge, Snodgrass, Monter) voting in favor and no members voting against.

### **5. Preliminary Plat - Sterling Estates Subdivision located North of State Street and East of North Road. (241 lots)**

Nieman joined the meeting.

This plat proposes to create 241 lots. 235 lots will be a combination of townhouse and detached single family. 6 lots along Capital Avenue are proposed for office development. A rezoning application will be submitted with the final plat to align zoning boundaries with the proposed streets. This development will include a 7 acre city park at the east end. The park will connect to the hike/bike trail. Nabity explained the proposed phasing for the development. Commissioners questioned the name of Imperial Lane where it changes from east/west to north/south. Ruge suggested renaming the street for that section to make it easier for delivery driver and

emergency personnel. John Nietfeld agreed to make that change. Nabity recommended approval.

A motion was made by Reynolds 2<sup>nd</sup> by Haskins to approve the preliminary plat with a new name for the north/south portion of Imperial Lane.

A roll call vote was taken on the motion to recommend approval with 9 members ( Haskins, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

**6. Preliminary Plat - Springdale Subdivision located South of Lillie Drive and West of North Road. (36 lots)**

This plat proposes to create 36 residential lots. A 3 acre detention cell is also planned as part of the development. The cell is required by the Moore's Creek drainage plan. This property will have to be rezoned from LLR to R-1 to accommodate the lots sizes. Sewer and water is available to the subdivision. Nabity stated that the proposed Karen Boulevard would be renamed to Westgate Road.

Greg Baxter brought up concerns with drainage. The Copper Creek Estates development to the west of this property will be putting in 100 houses this year with more planned and will be running water this direction. Mr. Baxter stated that this area commonly has drainage issues. He expressed concern that the drainway would not be completed in time to accommodate the additional water.

Karen Bretthauer, the owner and developer of the property, stated that her house has never had water in the basement. She knows the previous two owners. The house was built in 1968. She intends to use fill material from the detention cell to raise the lots. This will also help because the sewer is shallow along Lilly Drive.

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

A roll call vote was taken on the motion to recommend approval with 9 members ( Haskins, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

**7. Preliminary Plat - Summerfield Estates Fifth Subdivision located North of 13<sup>th</sup> Street and East of Summerfield Avenue. (14 lots).**

Nabity explained that the changes to the preliminary plat do not include any new lots. Warbler Circle will be extended as opposed to ending in a cul-de-sac at the east end. A few other changes were made to the size of lots and direction of future cul-de-sac but nothing major.

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

A roll call vote was taken on the motion to recommend approval with 9 members ( Haskins, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

**8. Final Plat - Summerfield Estates Fifth Subdivision located North of 13<sup>th</sup> Street and East of Summerfield Avenue. (14 lots).**

Nabity explained that this plat is in conformance with the preliminary plat as previously approved. This is the next phase Summerfield Estates and the zoning is proper to support the proposed lot sizes. Ruge asked if temporary turn around would be required at the end of Warbler. Nabity stated that this had not been included in the proposed subdivision agreement but could be added.

A motion was made by Ruge 2<sup>nd</sup> by Haskins to approve the final plat with a temporary turnaround at the end of Warbler.

A roll call vote was taken on the motion to recommend approval with 9 members ( Haskins, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass) voting in favor.

### **CONSENT AGENDA**

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

This subdivision proposes to create 142 lots on a parcel of land in the E ½ NW ¼ 13-11-10.

**10. Final Plat - Neumann Second Subdivision located South of 13<sup>th</sup> Street and West of North Road.**

This subdivision proposes to create 2 lots on a parcel of land comprising of lot 1 Neumann Subdivision.

**11. Final Plat - Livermore Subdivision located North of Rosemont Avenue and East of Riverview Drive, Grand Island Nebraska.**

This subdivision proposes to create 2 lots on a parcel of land in the E ½ NW ¼ 28-11-09.

**12. Final Plat - Bosselville Second Subdivision located South of Bosselman Avenue and West of Highway 281.**

This subdivision proposes to create 2 lots on a parcel of land comprised of lots 5 & 6 block 1 Bosselville Subdivision and part of the NE ¼ 24-10-10.

**13. Final Plat - Hillcrest Second Subdivision located North of Platte River Drive and West of Hwy 281, Hall County Nebraska within Doniphan 1 mile Jurisdiction.**

This subdivision proposes to create 1 lot on a parcel of and in the W ½ SE ¼ 01-09-10. This is splits an existing farmstead from a tract of 20 acres or more.

**14. Final Plat - Gangwish Subdivision located North of Rainforth Road and East of 190<sup>th</sup> Road, Hall County Nebraska.**

This subdivision proposes to create 1 lot on a parcel of land located in the N ½ SW ¼ 20-09-12. This is splits an existing farmstead from a tract of 20 acres or more.

**15. Final Plat - JLW Subdivision located South of Capital Avenue and East of 110<sup>th</sup> Road, Hall County Nebraska.**

This subdivision proposes to create 1 lot on a parcel of land in the NW ¼ NW ¼ 10-11-11. This property was split in 1976 from the parent parcel without a subdivision. A subdivision would have been required at that point in time and could have been done legally. Approval of this subdivision will clear the title of this property.

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

A roll call vote was taken and the motion carried with 9 members present voting in favor (Haskins, Reynolds, O'Neill, Niemann, Miller, Eriksen, Ruge, Monter, Snodgrass).

**16. Planning Director's Report**

Nabity asked the planning commission to change the date of the May meeting from May 3<sup>rd</sup> to May 10<sup>th</sup>. This would accommodate his attending the National APA conference at the end of April. Also the lack of department secretary makes preparing for the May meeting difficult without the extra week. A motion was made and seconded and approve unanimously.

**7. Next Meeting May 10, 2006 at 6:00 p.m.**

## **8. Adjourn**

Chairman O'Neill adjourned the meeting at 7:00.

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Leslie Ruge, Secretary

by Chad Nabity