



# Hall County Regional Planning Commission

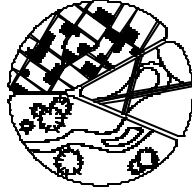
Wednesday, June 07, 2006  
Regular Meeting

## Item E1

**Meeting Minutes - May 10, 2006**

*Minutes of May 10, 2006 Regional Planning Commission Meeting.*

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  
May 10, 2006

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The meeting of the Regional Planning Commission was held Wednesday, May 10, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 29, 2006.

Present:      Debra Reynolds                      Pat O'Neill  
                    Jaye Monter                                  Bob Niemann  
                    Dianne Miller                                Leslie Ruge  
                    Don Snodgrass                                Bill Hayes  
                    Tom Brown

Absent:        Mark Haskins, John Amick, Scott Eriksen

Other:         Jason Harb

Staff:         Chad Nability, Barbara Quandt

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 April 5, 2006**

A motion was made by Niemann and seconded by Monter to approve the minutes of the April 5, 2006 meeting with the correction to Agenda Item 15 removing the names of Amick, Hayes and Brown from the roll call vote to approve the agenda as presented.

The motion carried with 9 members present voting in favor (Brown, Reynolds, O'Neill, Miller, Niemann, Ruge, Snodgrass, Monter) and 1 member (Hayes) abstaining.

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

There were no requests to speak.

### **4. Public Hearing - Concerning changes to Chapter 36 of the Grand Island city code TA-Transitional Agriculture Zone, in reference to landscaping contractor business with onsite retail. (C-14-2006GI) (Hearing, Discussion, Action).**

Nabity explained the request from Jason Harb of Harb's Landscaping of Grand Island, Nebraska. The TA zone is specifically designed to provide a buffer between the urban and rural uses. Because of that function this zone takes on some of the aspects of both the urban and rural zoning districts. In general, this usually means that more restrictions are placed on the property limiting its use for agriculture while preventing development of the property for urban uses.

A landscaping contractors business including limited on site retail, under the conditions proposed, would permit an additional economically viable use for property in the TA zone. This use under these conditions will also preserve a parcel that is large enough to allow for the future redevelopment of the site.

It would appear that these proposed changes fall within the intent of the TA zone as it is defined in the Grand Island Zoning Ordinance.

No other members of the public spoke at the public hearing. Jason Harb, the applicant for this change, was at the meeting to answer Planning Commission questions.

Planning Commissioners discussed the proposed changes and asked if the proposed uses would include a sod farm as well as green houses and nurseries. Nabity stated that sod farms are permitted in the TA district and that this use was not included in the original language but could be added. Commissioners also asked about the parking requirement. Nabity stated that the retail uses would require paved parking at one space per 200 feet of retail floor area in the building. That would be a maximum of five spaces. Planning Commission members thought this should be spelled out in the requirements for the use. Nabity said that it could be added.

A motion was made by Hayes and seconded by Miller to approve and recommend the approved changes to Chapter 36, with the addition of the sod farm requirement and the parking requirement, as presented.

A roll call vote was taken and the motion passed with 9 members present (Hayes, Reynolds, O'Neill, Miller, Brown, Ruge, Snodgrass, Niemann, Monter) voting in favor and no members voting against.

**5. Public Hearing – Concerning blight & substandard area for land generally located west of Walnut Street, south of Military Road, in the N ½ (half) of Section 25, Township 10, Range 12 and the E ½ (half) of the NE ¼ (quarter) Section 26, Township 10, Range 12 in or near Wood River. (C-15-2006WR)**

Nabity explained request to declare a site in western and southern Wood River as blighted and substandard, along with approval of a generalized redevelopment plan for the area.

No one from the public spoke for or against this item.

Planning commissioners questioned declaring farm ground as blighted and substandard. Nabity explained that the area also includes many structures and older areas of the community and the whole area as identified is being declared blighted and substandard. The declaration of blight is a necessary step in the process to permit Tax Increment Financing (TIF). The development of the ethanol plant in southwest Wood River is contingent upon the use of TIF for infrastructure improvements and other development costs.

Following further discussion a motion was made by Hayes, and seconded by Snodgrass to recommend to the City of Wood River to approve the Blight and Substandard designation and generalized redevelopment plan for this portion of Wood River as shown in a Blight and substandard Study done by Hanna:Keelan Associates P.C. as Wood River Redevelopment Area #1.

A roll call vote was taken and the motion passed with 9 members voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Monter, Brown, Niemann, Snodgrass), and no members voting against.

## **CONSENT AGENDA**

**6. Final Plat – Beberniss Subdivision located north of Wood River Road and West of 60<sup>th</sup> Road.**

This final plat proposes to create 1 lot on a parcel of land in the NE ¼ SE ¼ of 17-10-10. This land consists of approximately 3.297 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

**7. Final Plat – Brown Acres South Subdivision located north of Chapman Road and west of 130<sup>th</sup> Road.**

This final plat proposes to create 1 lot on a parcel of land in the SE ¼ SE ¼ of 07-12-11. This land consists of approximately 3.552 acres. This is a one time split from an 80 acre tract. This is within Cairo 1 mile Jurisdiction.

**8. Final Plat – Brown Acres North Subdivision located north of Chapman Road and west of 130<sup>th</sup> Road.**

This final plat proposes to create 1 lot on a parcel of land in the NE ¼ SE ¼ of 07-12-11. This land consists of approximately 3.528 acres. This is a one time split from an 80 acre tract. This is in the Hall County Jurisdiction.

**9. Final Plat – JNK Subdivision located south of Cedarview Road and west of 90<sup>th</sup> Road.**

This final plat proposes to create 1 lot on a parcel of land in the NE ¼ NE ¼ of 02-09-11. This land consists of approximately 5.421 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

**10. Final Plat - JRH Sub, located south of Burmood Road, and east of Bluff Center Road.**

This final plat proposes to create 1 lot on a parcel of land in the NW ¼ NW ¼ of 09-09-12. This land consists of approximately 3.197 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

A motion was made by Hayes, and seconded by Snodgrass, 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 (Miller, O'Neill, Ruge, Hayes, Reynolds, Monter, Brown, Niemann, Snodgrass).

**11. Planning Director's Report**

Nabity introduced the newly approved Interjurisdictional Planning Commission with Merrick County to the Commissioners. He asked for three Planning Commissioners to volunteer to be appointed to this Interjurisdictional Planning Commission. The only power this Commission will have will be to make recommendations to the City Council concerning items within the extra territorial jurisdiction in Merrick County. It is proposed that this Commission would meet only when needed either 15 minutes before or after the regular RPC meeting. An Annual Meeting will be necessary to organize. Dianne Miller, Bob Niemann

and Tom Brown agreed to have their names recommended for appointment to the Interjurisdictional Planning Commission.

Nabity noted that the July RPC Meeting is scheduled for July 5<sup>th</sup>. He asked if the RPC would prefer to reschedule the July meeting for July 12<sup>th</sup>. A motion to change the July meeting date to July 12, 2006 was made by Ruge, seconded by Niemann and approved unanimously by all commissioners present.

- . **Next Meeting June 7, 2006 at 6:00 p.m.**

### **13. Adjourn**

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

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Leslie Ruge, Secretary

by Barbara Quandt