



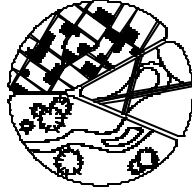
# Hall County Regional Planning Commission

Wednesday, July 12, 2006  
Regular Meeting

## Item E1

**Minutes of June 7, 2006 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  
June 7, 2006

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The meeting of the Regional Planning Commission was held Wednesday, June 7, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 27, 2006.

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

Absent: Jaye Monter

Other: Ron Schmit, Karen Bredthauer, Tom Pirnie, Dave Huston,  
Jan Palu, Ron Palu, Tracy Overstreet

Staff: Chad Nabity, 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 May 10, 2006**

A motion was made by Miller and seconded by Brown to approve the minutes of the May 10, 2006 meeting.

The motion carried with 11 members present voting in favor (Brown, Reynolds, O'Neill, Miller, Niemann, Ruge, Snodgrass, Hayes) and 3 members (Amick, Haskins, Eriksen) abstaining.

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

Tom Pirnie, David Huston (on behalf of T & S Investments) and Ron Schmit requested to speak on Agenda Item 4. Jan Palu requested to speak on Agenda Items 4, 5 and 6. Karen Bredhauer requested to speak on Agenda Items 5, 6 and 7.

### **4. Public Hearing - Concerning a change of zoning for land proposed for platting as land located in the SW ¼ of the SW ¼ Section 14, Township 11, Range 09 from LLR Large Lot Residential to M2 Heavy Manufacturing. This property is located north of Bismark Road and East of Stuhr Road. (C-16-2006GI)**

Nabity explained the differences in the procedures between the Planning Commission and the City Council regarding questioning and discussion of Agenda items. He explained that T & S Development LLC are requesting that the City make an amendment to the Grand Island Zoning Map to change a tract of land located in the SW ¼ 14-11-09, east of Stuhr Road and north of Bismark Road, consisting of approximately 35.49 acres of land from LLR-Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this zoning is to allow for the storage of trailers and semi trailers by Grand Island Express, Inc. of Grand Island Nebraska. According to the Future Land Use Map in the Grand Island Comprehensive plan the majority of this property is planned for Manufacturing uses. Nabity asked for questions from Commission members and from other public hearing attendees.

Ron Schmit of 203 W. 11<sup>th</sup> Rd, Phillips, owner of residential property located at 609 Stuhr Rd., spoke. Mr. Schmit expressed concern that there could be increased traffic in the area, which would lower the value of his property. He suggested rezoning only 6 or 8 acres for their purposes.

Dave Huston, 108 N. Locust, representing T & S Investments, spoke. He expressed that the current project would not likely increase the traffic volumes on Stuhr or Bismark. Mr. Huston also stated that it was the current plan that the northwest corner of this property would be changed to a hard surface for the intended purpose of parking of trailers and semi tractors.

Tom Pirnie, 919 E. Phoenix, Grand Island, spoke. Mr. Pirnie said that they only intend to use about 1 acre in the northwest corner of the property for truck parking. The access would come off of Stuhr Road. The option to purchase this property was given for the whole piece not just a portion of the property. He stated that the use of the remaining acres of this property would continue to be agricultural at this time.

Dianne Miller, Commission member, posed the question as to possibility of zoning the tract Commercial, with a conditional use permit to allow some type of a buffer between the residential and manufacturing use of this property. Nability stated that for the intended use of truck parking, heavy manufacturing is the only reasonable zoning option. Owners of property zoned manufacturing are required to provide a buffer to shield adjacent residential property from the manufacturing property.

A motion was made by Ruge, and seconded by Niemann, to approve rezoning as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

**5. Public Hearing – Concerning an amendment to the Grand Island Comprehensive Plan and Future Land Use Map for Jeanette Subdivision and land proposed for platting as Springdale Subdivision from M-Manufacturing to LM-Low to Medium Density Residential. This land is located in the SE ¼ (quarter) of the NE ¼ (quarter) Section 23, Township 11, Range 10 west of the 6<sup>th</sup> P.M. south of Lilly Drive and west of North Road. (C-17-2006GI)**

**6. Public Hearing – Concerning a change of zoning for land proposed for platting as Springdale Subdivision from LLR Large Lot Residential to R1 Suburban Density Residential. This land is located in the SE ¼ (quarter) of the NE ¼ (quarter) Section 23, Township 11, Range 10 west of the 6<sup>th</sup> P.M. south of Lilly Drive and west of North Road. (C-17-2006GI)**

Nability recommended the approval of the amendment to the Grand Island Comprehensive Plan and Future Land Use Map for Jeanette Subdivision and land proposed for platting as Springdale Subdivision from M-Manufacturing to LM-Low to Medium Density Residential, as well as the zoning change from LLR Large Lot Residential to R1 Suburban Density Residential.

Chairman O'Neill opened the meeting for questions from Commissioners and the audience.

Jan Palu, property owner of 4157 West Capital Avenue, spoke requesting information regarding possibility of adding a recreational area adjacent to the property affected by the proposed amendment. Nability explained that the adjacent area is currently zoned B2, which would be considered to be appropriate for the proposed recreational area.

Ron Palu, property owner at 4157 West Capital Avenue, spoke. Mr. Palu asked if, and if so, where another street would be added. Naby answered that a street is being proposed for just south of the existing house on the property.

A motion was made by Eriksen and seconded by Amick to recommend an amendment to the Grand Island Comprehensive Plan and Future Land Use Map as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

A motion was made by Miller and seconded by Reynolds to recommend the zoning change as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Brown, Niemann, Snodgrass) voting in favor.

## **CONSENT AGENDA**

### **7. Final Plat – Springdale Subdivision located South of Lilly Drive and West of North Road.**

This is submitted in conformance with the approved preliminary plat for Springdale Subdivision. This is the first phase of the development and will create 9 lots adjacent to Lilly Drive.

### **8. Final Plat – B Z Subdivision located East of Webb Road and North of White Cloud Road.**

This subdivision proposes to create 1 lot on a parcel of land in the SW ¼ 20-12-09. This is a one time split from a tract of 80 acres or more.

### **9. Final Plat – McCumber Subdivision located West of Highway 11 and ¼ mile North of Holling Road (2 lots)**

This subdivision proposes to formally subdivide two existing houses onto separate lots. Both houses are on the same small metes and bounds tract. The newest house was built in 1969 on this tract and would have been legal at that time. This parcel of land is in the SE ¼ 30-10-11.

**10. Final Plat – Centura Hills 2<sup>nd</sup> Subdivision located East of Hwy. 11 and South of Centura Hills Dr. in the Village of Cairo.**

This plat proposes to create 4 lots from 2 full lots and one partial lot in the Centura Hills Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

**11. Final Plat – Centura Hills East Subdivision located West of 130<sup>th</sup> Road and ½ mile North in the Village of Cairo.**

This plat proposed to create 30 lots and new streets consistent with the approved preliminary plat for Centura Hills East Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

A motion was made by Haskins, and seconded by Eriksen, to approve the consent agenda items as presented.

A roll call vote was taken and the motion carried with 11 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Eriksen, Brown, Amick, Niemann, Snodgrass, Haskins).

**8. Planning Director's Report**

Nabity asked for appointments to the Community Beautification Award Committee and the Budget Committee. O'Neill, Ruge and Neimann, volunteered for the Beautification Award and O'Neill, Miller and Hayes volunteered for the Budget Committee. Nabity stated that some of the fees would be going up this year to cover the actual cost of the application. Otherwise the budget would be largely a repeat of last year.

- . **Next Meeting July 12, 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