



Hall County Regional Planning Commission

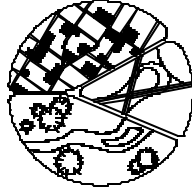
Wednesday, August 02, 2006
Regular Meeting

Item E1

Minutes - July 12, 2006

Minutes from the July 12, 2006 Planning 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
July 12, 2006

The meeting of the Regional Planning Commission was held Wednesday, July 12, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 1, 2006.

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

Absent: Jaye Monter, Tom Brown, Bob Niemann

Other: Mark Jorgensen, Steve Riehle, Mitch Nickerson,
 Tracy Overstreet

Staff: Chad Nability, Barbara Quandt

Press: Grand Island Independent

1. Call to order.

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

2. Minutes of June 7, 2006

A motion was made by Ruge and seconded by Haskins to approve the minutes of the June 7, 2006 meeting.

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

3. Request time to speak

John Amick advised that he would recuse himself from Agenda Items 4, 5, and 8 due to a conflict of interest. He stated that he would make himself available for any questions concerning the Nelson Family Subdivision items.

Mr. Amick remove himself from his seat with the planning commission.

4.& 5. Public Hearings - Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. Also, concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (C-19-2006D)

Chairman O'Neill opened both of the above mentioned Public Hearings. Nabity stated that this application includes approximately 25.5 acres on the east side of Doniphan, north of Giltner Road, west of Blaine Street. This property is located within the Doniphan zoning jurisdiction of the village. He explained that the applicant is requesting that the future land use designation of this property be changed from Agricultural to Light Industrial. In addition, the applicant is asking that the zoning on this property be changed from TA-Transitional Agriculture and I1-Light Industrial. The stated purpose of this rezoning is to allow the applicant to subdivide the property for commercial/industrial development. Nabity recommended a change to both the Comprehensive Plan and the change to the zoning map. A question concerning public access to the property was raised. Nabity explained that Blaine Street was the only public access to this property. Chairman O'Neill asked for any further questions or comments from Commissioners or the audience before closing the Public Hearing.

A motion was made by Haskins, and seconded by Miller, to recommend the change to the Doniphan Comprehensive Plan and Future Landuse Map as presented.

A roll call vote was taken and the motion passed with 7 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor, 1 member abstaining (Hayes) and 1 member recused (Amick).

A motion was made by Ruge and seconded by Haskins to recommend approval of the zoning change as presented.

A roll call vote was taken and the motion passed with 7 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Snodgrass) voting in favor, 1 member abstaining (Hayes) and 1 member recused (Amick).

6. Public Hearing – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. This property is located east of Carleton Avenue and south of Curran Avenue. (C-20-2006GI)

Chairman O'Neill opened the Public Hearing. Nabity explained that this application proposes to rezone four lots in Bosselman's 2nd Subdivision consisting of approximately 3.697 acres of land between south of Curran Avenue, and east of Carleton, from B2-General Commercial and RO Residential Office Zones to RD Residential Development Zone in the City of Grand Island. They are proposing to divide the property into twelve lots, with a duplex on each lot. This would be similar to the units built to the north and west of this land. Landscaping would be put in along the outside perimeter, with a six foot high solid fence along the east side to separate it from the commercial property. At the proposed density, this development would be 6.49 units per acre or one unit for every 6710 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district.

Chairman O'Neill opened the meeting for questions from Commissioners and the audience. Mark Jorgensen of Lincoln, Nebraska, asked what changes would be made to the lot immediately to the south of property being discussed. Nabity stated that this action would not change the current zoning for that lot. Chairman O'Neill closed the Public Meeting.

A motion was made by Eriksen and seconded by Hayes to recommend the zoning change as presented.

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

A motion was made by Eriksen and seconded by Hayes to recommend the zoning change, the Preliminary Plat and the Final Plat for Francis Subdivision as presented.

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

CONSENT AGENDA

7. Final Plat – Stoltenberg Subdivision located west of Webb Road between Bachman and Lester Streets. (1 lot)

This final Plat proposes to create 1 lot on a parcel of land in part of the SE ¼ 24-11N-10W. This land consists of approximately 1850 acres. This plat is developing this lot along an existing right of way. Water is available and sewer is not available to the property.

8. Final Plat – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska. This land consists of approximately 2.342 acres.

9. Final Plat – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)

This final plat proposes to create 1 lot on a tract of land comprising a part of the (W1/2SE1/4) of 35-11-9. This land consists of approximately 3.003 acres. This is an existing farmstead on a tract of 20 acres or more.

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

A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Eriksen, Snodgrass, Haskins) and 1 member abstaining (Amick).

10. 2006-2007 Budget Review

Hayes reported that the Budget Committee had met to go over the Budget. He stated that the Budget is less than the 2005-2006 Budget.

A motion was made by Hayes and seconded by Miller to accept the 2006-2007 Budget.

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

10. Planning Director's Report

Nabity reported that Pedcor is coming in next month with their second phase. In September there will be some subdivision regulation updates. Ed has been working on a new set of standards for subdivision submittals.

12. Next Meeting August 2, 2006 at 6:00 p.m.

13. Adjourn

Chairman O'Neill adjourned the meeting at 6:35 p.m.

Leslie Ruge, Secretary

by Barbara Quandt