



Hall County Regional Planning Commission

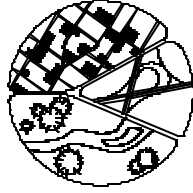
Wednesday, September 06, 2006
Regular Meeting

Item E1

Minutes of August 2, 2006

Minutes

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
August 2, 2006

The meeting of the Regional Planning Commission was held Wednesday, August 2, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 22, 2006.

Present:	Tom Brown John Amick Dianne Miller Mark Haskins	Pat O'Neill Bob Niemann Leslie Ruge Don Snodgrass
Absent:	Jaye Monter, Bill Hayes, Deb Reynolds, Scott Eriksen	
Other:	Joyce Haase, Mitch Nickerson, Craig Bennett/Miller & Assoc.	
Staff:	Chad Nability, Barbara Quandt	
Press:	None	

1. Call to order.

Chairman O'Neill called the meeting to order at 6:02 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of July 12, 2006

A motion was made by Haskins and seconded by Amick to approve the minutes of the July 12, 2006 meeting.

The motion carried with 6 members present voting in favor (O'Neill, Miller, Ruge, Snodgrass, Haskins, Amick), and 2 members abstaining (Brown, Niemann).

3. Request time to speak

No one requested a time to speak. Craig Bennett from Miller & Associates was present to answer any questions regarding Item 5 on the Agenda.

4. Public Hearings - Concerning annexation of property located north of Capital Avenue and west of St. Paul Road. (C-18-2006GI)

Chairman O'Neill opened the above mentioned Public Hearing. Naby stated that this property is contiguous with the Grand Island City Limits, and that the owner has requested this annexation. This property is within the Grand Island Utilities Electrical Service District. This property appears to be in the Grand Island School District. This annexation will not impact the two-mile extraterritorial jurisdiction of Grand Island. 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 Miller, and seconded by Snodgrass, to recommend the annexation of the above mentioned property as presented.

A roll call vote was taken and the motion passed with 8 members present (Miller, O'Neill, Ruge, Haskins, Snodgrass, Amick, Brown, Niemann) voting in favor.

5. Public Hearing – Concerning a change of zoning for land proposed for platting as Pedcor Second Subdivision located in Lot 5, Block 1, Pedcor Subdivision from B2 General Business to RD Residential Development. This property is located west of Highway 281 and north of Husker Highway. (C-21-2006GI)

Chairman O'Neill opened the Public Hearing. Naby explained that this application proposes amend the Final Development Plan for a tract of land in the E ½ of SE1/4 of 25-11-10. The subject property is located west of Highway 281 and north of Husker Highway. The purpose of this request is to amend the final development plan for the Riverbend Apartments to include more property to the north of the existing site and to add a small building to one of the apartment buildings for laundry facilities. Chairman O'Neill opened the meeting for questions from Commissioners and the audience. Craig Bennett of Miller & Associates was available for any questions. Chairman O'Neill closed the Public Meeting.

A motion was made by Brown and seconded by Ruge to recommend the zoning change, the Preliminary Plat and the Final Plat as presented.

A roll call vote was taken and the motion passed with 8 members present (Miller, Amick, O'Neill, Ruge, Haskins, Brown, Niemann, Snodgrass) voting in favor.

CONSENT AGENDA

6. Final Plat – Swede's Idle Acres 2nd Subdivision located east of Highway 281 between Binfield Road and Lepin Road. (2 lots)

This final Plat proposes to create 2 lots on a tract of land comprising Pt. NW1/4, Sec. 19, T9N, R9W. This land consists of approximately 6.396 acres. This splits an existing farmstead and a one time split from a tract of 80 acres or more.

7. Final Plat – Cosgriff Subdivision located north of Foster Road and ¼ mile east of Shady Bend Road. (1 lot)

This splits an existing farmstead from a tract of 20 acres or more. This final plat proposes to create 1 lot on a tract of land comprising Pt. S1/2W1/4, Sec. 13, T10N R9W. This land consists of approximately 7.261 acres.

8. Final Plat – Nagy's Second Subdivision located west of Vine St. and south of 6th St. (2 lots)

This final plat proposes to create 2 lots on a tract of land comprising the southerly 76.15 feet of Lot 1, Block 22, Nagy's Addition to the city of Grand Island, Hall County, Nebraska. These properties have been bought and sold separately for many years. They have separate utilities and the owner is seeking to plat them according to the existing built conditions. This will require that council permit an exception to the subdivision regulations for lot size (area) and width. This land consists of approximately 0.115 acres.

A motion was made by Haskins and seconded by Miller, 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 of Swede's Idle Acres 2nd Subdivision Final Plat and Nagy's Second Subdivision Final Plat (Miller, O'Neill, Ruge, Brown, Niemann, Snodgrass, Haskins, Amick) and 7 members present voting in favor of Cosgriff Subdivision Final Plat (Miller, O'Neill, Ruge, Brown, Niemann, Snodgrass, Haskins) and 1 member abstaining (Amick).

9. Planning Director's Report

Nabity reviewed information regarding the Mitigation Plan discussed in March, 2005. The contract is ready for signatures.

10. Next Meeting September 6, 2006 at 6:00 p.m.

13. Adjourn

Chairman O'Neill adjourned the meeting at 6:17 p.m.

Leslie Ruge, Secretary

by Barbara Quandt