



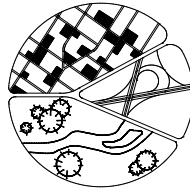
Hall County Regional Planning Commission

Wednesday, February 7, 2018
Regular Meeting

Item E1

12.06.18 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
December 6, 2017

The meeting of the Regional Planning Commission was held Wednesday, December 6, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 24, 2017.

Present: Pat O'Neill Robin Hendricksen (arrived at 6:58 p.m.)
 Les Ruge Dean Kjar
 Hector Rubio Derek Apfel
 Judd Allan Jaye Monter
 Carla Maurer Greg Robb (arrived at 6:06 p.m.)

Absent: Leonard Rainforth, Tony Randone.

Other: Hall County Supervisor Karen Bredthauer, Grand Island City
 Councilman Mitch Nickerson, Hall County Engineer Steve Riehle,
 Grand Island Public Works Director John Collins.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

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

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the November 1, 2017 meeting.

A motion was made by Apfel and seconded by Maurer to approve the minutes of the November 1, 2017 meeting.

The motion carried with eight members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Monter, Rubio and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

Steve Spaulding, 3204 S. Shady Bend Road, Items 6 and 7; Christie DePoorter, 3321 Conrad Drive, Items 6 and 7; Elaine Dooley, 3060 Roselawn Drive, Items 6 and 7; Linda Uhrich, 3126 Goldenrod Drive, Items 6 and 7. The following requested time to speak during discussion on Items 6 and 7: Ray Dooley, 3060 Roselawn Drive.

4. Public Hearing – Redevelopment Plan – Take Flight Investments LLC–
Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 209 W. Third, Grand Island, Hall County, Nebraska (C-07-2018GI)

This item was held after the public hearings on Items 5 and 6 as the developer had not yet arrived, but had indicated he would be arriving from another meeting. O'Neill opened the public hearing.

Nabity said this redevelopment plan by Think Smart LLC is seeking to redevelop the former Connie Swanson Photography building at 209 W. Third into commercial space on the first floor and residential space on the mezzanine and second floor. Nabity said the mixed use downtown is consistent with Grand Island's comprehensive plan.

Ruge asked about access to the alley for fire response. Nabity said the development will have to comply with fire code.

O'Neill closed the public hearing.

A motion was made by Hendricksen and seconded by Allan to recommend approval of the redevelopment plan and Resolution 2018-05, finding that the plan is consistent with the comprehensive land use plan.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Hendricksen and Kjar) and no members voting no or abstaining.

5. Public hearing – One and Six Year Street Improvement Plan – Grand Island –
Public hearing and action on the 2018 to 2023 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2018GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed the street improvements that were substantially completed over the current year. He then displayed a spreadsheet listing the proposed projects for the next six years. Collins said upgrades to the Five Points intersection and work on the Sycamore Street underpass are of note. Upgrades to 13th Street have been moved up to the 2018-19 fiscal year due to the proposed relocation of a fire station at 13th and North Road. Other projects in the next year include reconfiguring Stolley Park, raising the clearance from 13 feet to 16 feet and improving drainage on the Sycamore Street underpass, widening and improving Old Potash Highway on either side of Highway 281, and the standard local resurfacing projects. Collins then displayed a map of the projects for 2019-2023.

Ruge and Allan asked about state funding, design and timeline for the Highway 30 realignment, which Collins said is on tap for 2022. Ruge expressed concern that the Old Potash work needed to extend further west to Engleman Road. Collins said that area is under study but will likely be addressed in a separate project. Ruge said 13th Street and the North Road area needs more upgrades than those planned. Collins said 13th Street does have a lot of traffic. He said morning and evening commute traffic causes more delays on 13th than traffic from Westridge Middle School, although the school does create traffic congestion issues. Collins would like to see those addressed in the next six years – as well as improving all the intersections along North Road. Kjar asked about a traffic signal at 13th and North to accommodate the proposed fire station and 911 center there. Collins said a roundabout would work better for the next 20 years. A signal would require turning lanes.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Kjar to recommend approval of the Grand Island One and Six Year Street Improvement Plan.

The motion carried with nine members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio and Kjar) and no members voting no or abstaining. (Hendricksen did not vote as he hadn't yet arrived at the meeting.)

6. Public hearing – Rezoning – Grand Island – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI)

O'Neill opened the public hearing.

Nabity said this rezoning has been before the commission at the July meeting and was

reconfigured to allow residential lots along Conrad and Goldenrod Drive. However, the Grand Island City Council referred the rezoning and final plat back to the planning commission amid drainage concerns in the area. Nabity said the area doesn't drain well and never really has. He said the county, which has jurisdiction over the roads in the subdivision, last cleaned out the ditches there in 1994. Nabity said he and Hall County Engineer Steve Riehle met with neighbors to work out possible drainage remedies. Nabity said property owner Steve Spaulding has consented to a 30-foot wide drainage easement through part of the subdivision, the developers have consented to creation of a 1.5 acre water retention pond to hold and meter out rainfall and runoff and the county has consented to cleaning out ditches.

Riehle said the county has two proposed short-term remedies – to clean out the ditches along Conrad Drive and Goldenrod and to work with Spaulding to design and implement a 30-foot wide drainage easement along the path of the original slough. Riehle said long term the county plans to work with the Natural Resources District to improve drainage along the slough. Riehle said there is a 4-inch high rise in the slough now that serves as a dam to water trying to flow through. Riehle said ultimately work needs to be done both up gradient (by Wal-Mart South) and down gradient (into Merrick County) to improve water flow through the subdivision. Riehle said the water retention cell could also help improve water flow.

O'Neill asked why the county should pay to clear out ditches when statute states property owners should do so. Riehle said this particular issue has become a health and welfare issue, so he feels the county should do more. Riehle said he feels the county has been negligent in waiting so long to clear out ditches. O'Neill said he was researching state statute and found that the county can make property owners clear drainage ways on their property. O'Neill said if the county doesn't take such action, five property owner can petition the county to force the county to take action. Riehle confirmed that state statute states a county "shall" take drainage action upon petition by five affected property owners.

Riehle said the county is also looking at a potential paving district for an orphaned gravel stretch of Conrad and is looking at replacing/relaying some culvert pipe along Conrad.

Christie DePoorter, 3321 Conrad Drive, owner and developer, spoke in favor of the rezoning. She said over the past six months work has been done to address concerns. Residential lots were identified along Conrad and Goldenrod to maintain the neighborhood feel, she said. DePoorter said restrictive covenants will be prepared to require a green space on the north end of Lot 2 (commercial lot) that can be used in the future for the creation of a 1-acre to 1.5-acre water retention cell to meter water out so the slough is not overwhelmed. She said work is being done with Spaulding to have the drainage easement identified that can serve as the outlet for the retention cell, which is proposed now to be 15 to 20 inches deep with sloped sidewalls. DePoorter said the southwest end of Lot 2 will have an access off Highway 34 and a 40-foot wide easement road will allow access to both Lot 2 and Lot 1. The northern access on Lot 1 that enters onto Conrad is there only to meet the city's regulations of frontage on a public road for all lots. That Conrad access will be a maintenance driveway, not one

that can be accessed by commercial trucks, she said. DePoorter said there are currently no buyers for the proposed commercial lots. There were previously two interested buyers, but their interest ceased after the concerns raised by neighbors back in July.

Steve Spaulding, 3204 S. Shady Bend Road, spoke in favor of the rezoning. He said it makes sense to have commercial usage along Highway 34, but he also favors improving the drainage. Spaulding said he is willing to give up one-half acre of his property for creation of a 30-foot wide drainage easement that the county will take over and maintain. Spaulding said the drainage easement and clearing out ditches should improve drainage through the subdivision as it currently exists. If the Meadow Lane 7th area is fully developed, Spaulding said the water retention cell will be needed in order to hold about 90,000 cubic feet of water and meter it out over one to two days after a significant rain.

Elaine Dooley, 3060 Roselawn Drive, said many concerns have been addressed, however she is concerned about standing water in the retention cell and mosquito populations. She is also concerned about existing Highway 34 traffic and fears vehicles slowing to turn into the proposed commercial lots will pose a safety risk. She would like a turn lane there. O'Neill said the state will not allow a turn lane there, however he plans to ask for a speed limit reduction during the next Metropolitan Planning Organization meeting, of which he is the Regional Planning Commission liaison.

Linda Uhrich, 3126 Goldenrod Drive, said the subdivision has had water problems for more than 20 years. The residents there ask the county for improvement and nothing happens. She said when it rains, homeowners dewater, which is nearly useless because they pump water out into their yards, which recycles into the home again. Uhrich said she agrees that something should happen with the field the developers want rezoned, but she has concerns with the water. She wants to see something done so that properties are not flooded.

O'Neill asked that the 1963 aerials shots of the area be displayed so that the commission could see that the subdivision was built in the bottom of the slough. O'Neill asked if drainage easements through the subdivision have been recorded. Nability said yes.

Ray Dooley, 3060 Roselawn Drive, asked about truck restrictions on the driveway onto Conrad and what improvements down gradient could be made. O'Neill reiterated the ability to force the county to improve drainage through a five-person petition. Nability said drainage issues up- and down-gradient aren't issues that are related to the rezoning of this particular parcel.

O'Neill called DePoorter to the podium and asked if she would agree to a no-truck stipulation for the driveway on Conrad. She said yes. O'Neill asked DePoorter if she would consent to the set aside of green space for future creation of a water retention cell on Lot 2. She said yes. Allan asked about maintenance on the retention cell. Riehle said he wants the floor of the retention cell built up one foot above the floor of the ditches so that the cell remains dry except for major rain events. That will allow the cell to be mowed and maintained.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Robb to recommend approval of the rezoning from LLR Large Lot Residential to B-2 General Business.

The motion carried with nine members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio and Kjar) and no members voting no and one abstaining (Hendricksen.)

7. **Final Plat – Meadow Lane 7th Subdivision** – Located north of Highway 34 and west of Shady Bent Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)

A motion was made by Ruge and seconded by Kjar to stipulate that the subdivision agreement for the Meadow Lane 7th Subdivision (which the commission approved September 6, 2017) include a prohibition on a commercial driveway onto Conrad Drive and that green space be set aside on Lot 2 to accommodate the size and design of a water retention cell that meets the approval of the county engineer.

The motion carried with nine members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio and Kjar) and no members voting no and one abstaining (Hendricksen.)

Consent Agenda

8. **Final Plat – TDKM Subdivision – Hall County** – located south of Platte River Drive and west of Hilltop Road in Hall County, Nebraska (1 lot, 1.02 acres)
9. **Final Plat – Walker Acres Subdivision – Hall County** – located south of Lepin Road and west of 190th Road in Hall County, Nebraska (1 lot, 3.4407 acres)
10. **Final Plat – Stacy Jo 2nd Subdivision – Wood River** – located south of Wood River Road and east of Cottonwood Street in the City of Wood River, in Hall County, Nebraska (1 lot, 0.551 acre)

A motion was made by Hendricksen and seconded by Apfel to recommend approval of the final plats for TDKM Subdivison, Walker Acres Subdivision and Stacy Jo 2nd Subdivision.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Hendricksen and Kjar) and no members voting or abstaining.

11. **Election of Officers**

A motion was made by Apfel and seconded by Maurer to retain the current slate of officers: Chairman Pat O'Neill, Vice Chairman Jaye Monter and Secretary Les Ruge.

The motion carried with ten members in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rubio, Hendricksen and Kjar) and no members voting or abstaining.

12. Director's Report.

Nabity said the administrative assistant position has been offered and accepted by Crystal Uecker. Her starting date is being worked out. Nabity said he has four interviews Thursday for the planning technician position. He will be attending the annual Nebraska Association of County Officials meeting in Kearney next Thursday.

13. Next Regular Meeting January 3, 2017.

13. Adjourn

O'Neill adjourned the meeting at 7:46 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner