



Hall County Regional Planning Commission

Wednesday, March 05, 2008
Regular Meeting

Item .A1

Summary Page

Summary to the agenda.

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 5, 2008**

- 4. Final Plat** – Spencer Acres Subdivision located west of Gunbarrel Rd., between Ravenwood Subdivision and Hidden Lakes Subdivision, Grand Island, Hall County, Nebraska. This property is zoned Large Lot Residential (LLR), Sewer and Water are not available. All lots will front onto existing roads, no new Right Of Way will be dedicated. The lots are larger than 3 acres and meeting the minimum requirements for a well and septic system according to the Nebraska Department of Environmental Quality. (2 lots)
- 5. Final Plat** – Copper Creek Second Subdivision located south of Old Potash Highway and east of Engleman Road on Indian Grass Drive, Grand Island, Hall County, Nebraska. (7 lots & 1 Outlot). This property is zoned R-2, sewer and water are available. These lots were platted with Copper Creek First Subdivision. The developer is making the lots deeper. This is not a significant change from the approved preliminary plat.
- 6. Final Plat** – Hieb Subdivision – Alda located between Schimmer Drive and Pine Street, west of Mulberry Street, in the Village of Alda, Hall County, Nebraska. (2 lots). These lots are zoned R-9 and would require 9000 square feet per dwelling unit. There are currently two units on the lots and they have less than 18,000 square feet. Each unit is served by its own connection to the village sewer and water system. Planning commission would have to recommend approval of this subdivision waiving the minimum lot size requirement to allow the existing condition to persist. Staff is recommending in favor of the request.