



# Hall County Regional Planning Commission

Wednesday, December 02, 2009

Regular Meeting

Item .A1

## December Summary

*Insert a narrative here*

Staff Contact:

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
December 2, 2009**

- 4. Public Hearing** – Request to amend the approved development plan for a Commercial Development Zone located at 2210 N Webb Rd., in Grand Island, Hall County, Nebraska. The owners of Lot 1 of Grand Island Mall Fifteenth are requesting an amendment to the development plan; the proposed changes include allowing property access from Webb Road and relocating the proposed building on the site. (C-02-2010GI).
- 5. Public Hearing** – Concerning an amendment to redevelopment plan for CRA area #2, 703 S Lincoln Street, in Grand Island, Hall County Nebraska. Resolution 105.
- 6. Final Plat – Setlik Subdivision**, located south of 17<sup>th</sup> St and west of Pine St., in Grand Island, Nebraska, consisting of .4794 acres. (2 Lots). There are houses on both Lot 1 and Lot 2 of this subdivision. The driveway for Lot 1 crosses is north of the house on Lot 2. Lot 2 of this subdivision does not meet the minimum lot size of 6000 square feet. There is an existing house on this lot that was built in 1920 on the south ½ of this lot. The north ½ of the lot was sold, without subdivision, to the adjoining property owner prior to 1999 as allowed by City Code at that time. Now both properties are under common ownership. The owner of the property wants to sell the properties separately so they are asking the City Council to waive the minimum lot size requirement for Lot 2. City sewer and water are available and both houses have separate connections. Planning Commission has recommended approval of this type of waiver before and City Council has approved other subdivisions with similar waivers. Staff would recommend approval with the waiver for the minimum lot size.
- 7. Final Plat – 281 Retail Second Subdivision**, located south of Capital Ave., and west of US Hwy 281, in Grand Island, Hall County, Nebraska, consisting of 21.944 acres. (2 Lots). City sewer and water are available.
- 8. Final Plat - Boshart Acres Subdivision**, located north of Stolley Park Road and west of 130<sup>th</sup> Rd., in Hall County, Nebraska, consisting of 3.582 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.