



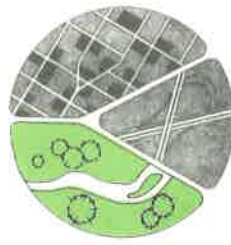
Hall County Regional Planning Commission

Wednesday, May 3, 2017
Regular Meeting

Item A1

Agenda 5-3-17

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING
Wednesday May 3, 2017
6:00 p.m.
City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

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 April 5, 2017.

3. Request Time to Speak.

4. Public Hearing – Blight and Substandard Study – Grand Island –
Concerning a blight and substandard study for Area 23 comprising 1.25 acres on Lots 1, 2 and 3 of Memorial Place Subdivision located south of Memorial Drive and east of Vine Street in the City of Grand Island, Nebraska. (C-14-2017GI)

5. Public Hearing -Rezone – Grand Island - A request to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-15-2017GI)

6. Public Hearing – Blight and Substandard Study – Cairo – Concerning a blight and substandard study for the entire Village of Cairo, incorporating areas that have been previously declared blighted and substandard in the Village of Cairo, Hall County, Nebraska. (C-16-2017C)

7. **Final Plat – Wilson’s Second Subdivision** – located south of Airport Road and east of St. Paul Road and the Union Pacific Railroad tracks, in the City of Grand Island, Hall County, Nebraska. (2 lots and 11.98 acres)
8. **Report on Grand Island Northwest Bridge Replacement Project (Project Number BRO-7040(25); Control Number 42322) – Hall County Engineer Steve Riehle.**
9. **R-5 Zoning District Presentation - Amos Anson.**
10. **Hall County Zoning Review Committee Report.**
11. **Director’s Report.**
12. **Next Meeting June 7, 2017.**
13. **Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
May 3, 2017**

- 4. Public Hearing – Blight and Substandard Study - Grand Island**
Commissioned by Grand Island developer Tim Plate on 1.25 acres on Lots 1, 2 and 3 of Memorial Place Subdivision located south of Memorial Drive and east of Vine Street in the City of Grand Island, Nebraska. This area has multi-family housing already and an additional four-plex could be built in the area. Plate is seeking to have the area declared blighted and substandard. A redevelopment project could then be brought forward. Resolution No. 2017-07 is before the commission for possible approval. (C-14-2017GI) (Hearing, Discussion, Action)
- 5. Public Hearing – Rezone – Grand Island** - A request from Riedy Enterprises to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska to aid with parking in the area. (C-15-2017GI) (Hearing, Discussion, Action)
- 6. Public Hearing – Blight and Substandard Study - Cairo** - Concerning a blight and substandard study for the entire Village of Cairo, incorporating areas that have been previously declared blighted and substandard in the Village of Cairo, Hall County, Nebraska. This is being requested by the Village of Cairo. Once an area is declared blighted and substandard, redevelopment projects could then be brought forward. Resolution No. 2017-08 is before the commission for possible approval. (C-16-2017C) (Hearing, Discussion, Action)
- 7. Final Plat – Wilson’s Second Subdivision** – located south of Airport Road and east of St. Paul Road and the Union Pacific Railroad tracks, in the City of Grand Island, Hall County, Nebraska. (2 lots and 11.98 acres) (Discussion and Action)
- 8. Report on Grand Island Northwest Bridge Replacement Project** – This is an update from Hall County Engineer Steve Riehle about a replacement bridge project (BRO-7040(25)) located 3.6 miles northwest of Highways 281 and 2. Construction is anticipated in Fall 2018, but public comment on the project is open now through May 17. (Information, Discussion)
- 9. R-5 Zoning District Presentation** – This is a proposal from Grand Island developer Amos Anson to consider the possible creation of a narrow residential lot district for construction of affordable and

sustainable homes, such as a 24-foot-by-24-foot home. (Information, Discussion)

- 10. Hall County Zoning Review Subcommittee** – This is an update from the Hall County Zoning Review Subcommittee, which meets immediately preceding the Regional Planning Commission meeting. (Information, Discussion)