



Hall County Regional Planning Commission

**Wednesday, July 5, 2017
Regular Meeting**

Item A1

Agenda for July 5, 2017 Meeting

Staff Contact:

AGENDA AND NOTICE OF MEETING
Wednesday July 5, 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 June 21, 2017.

3. Request Time to Speak.

4. Public Hearing – Zoning Change – Alda – A request from the Village Board of Alda to amend Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts. (C-24-2017A)

5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 523 E. Division/206 S. Plum, Grand Island, Hall County, Nebraska (C-27-2017GI)

6. Public Hearing – Rezone – Grand Island – A request to rezone Lots 1, 2, and 3 of Meadow Lane Sixth Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island, Hall County, Nebraska (C-26-2017GI)

7. Public Hearing – Blight and Substandard Study – Grand Island – Concerning a blight and substandard study for approximately 12,230 acres in Proposed Community Redevelopment Area No. 25 at the Cornhusker Army

Ammunition Plant (CAAP), bordered by Airport Road on the north, Husker Highway on the south, Schauppsville Road on the west and 60th Road on the east, excluding areas that have been previously declared blighted and substandard at CAAP in Hall County, Nebraska. (C-28-2017GI)

Consent Agenda

8. **Final Plat – GIPS Jefferson Subdivision** – located south of 8th Street and east of Broadwell. (2 lots and 5.0 acres)
9. **Final Plat – Jack Voss Horse Country Club Fifth Subdivision** – located north of One-R Road and east of Engleman Road. (2 lots and 1.934 acres)
10. **Final Plat – Phoenix Acres Second Subdivision** – located south of Lepin Road and east of Hilltop Road. (2 lots and 5.312 acres)
11. **Final Plat – Clough Subdivision** – located north of One-R Road and west of Gunbarrel Road. (1 lot and 4.105 acres)
12. **Budget** – Proposed budget for 2017-18 fiscal year beginning October 1, 2017. (C-21-2017)
13. **Hall County Zoning Review Committee Report.** (C-06-2017HC)
14. **Director's Report.**
15. **Next Meeting August 2, 2017.**
16. **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
July 5, 2017**

- 4. Public Hearing – Section 4.12(a) Cargo Storage Containers – Alda –**
Public hearing and action on a request by the Village of Alda to consider changes to the Alda Zoning regulations that would permit the placement of cargo storage containers on properties within certain districts in the jurisdiction of the Village of Alda. A motion is in order. (C-24-2017A)
(Hearing, Discussion, Action)
- 5. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan for 523 E Division/206 S. Plum for Weinrich Development Inc. They have plans to demolish an existing vacant single family home and replace it with a 4 unit apartment building. A motion to approve Resolution No. 2017-12 is in order. (C-25-2017GI) (Hearing, Discussion, Action)
- 6. Public Hearing – Rezone – Grand Island -** A request from Nietfeld Property Management to rezone all of Lot 1, 2 and 3 of Meadow Lane Sixth Subdivision from LLR Large Lot Residential to B-2 General Business Zone within the jurisdiction of the City of Grand Island, Hall County, Nebraska. This property is located between U.S. Highway 34 and Goldenrod Avenue west of Shady Bend Road. The proposed use for this property includes a machine shop and truck and trailer sales and repair with access onto U.S. Highway 34. (C-26-2017GI) (Hearing, Discussion, Action)
- 7. Public Hearing – Blight and Substandard Study - Grand Island To**
consider a study commissioned by the Central Nebraska Growth Foundation for all of the Cornhusker Army Ammunition except those areas (20 and 22) already declared blighted and substandard. This study pertains to 12,230 acres more or less of property at the former Cornhusker Army Ammunition Plant (CAAP) west of Grand Island located between Husker Highway and Airport Road and between of 60th Road and Schauppsville Road. Resolution No. 2017-13 is before the commission for possible approval. (C-28-2017GI)
(Hearing, Discussion, Action)

Consent Agenda

- 8. Final Plat – GIPS Jefferson Subdivision** – located south of 6th street and west of Broadwell streets, sewer and water are available in Grand Island County, Nebraska. (2 lots and 5 acres) (Discussion and Action)
- 9. Final Plat – Jack Voss Hors Country Club Subdivision** – located south of Nebraska Highway 2 and west of Engelman Road, sewer and water are available in Grand Island County, Nebraska. (2 lots and 1.934 acres) (Discussion and Action)
- 10. Final Plat – Phoenix Acres Subdivision** – located south of Lepin Road and east of Hilltop Road. (2 lots and 5.312 acres) This is two existing farmsteads that were split off legally and a reconfiguration of the property between them and the surrounding farm ground. No new building lots are created. (Discussion and Action)
- 10. Final Plat – Clough Subdivision** – located north of One-R Road and west of Gunbarrel Road. (1 lot and 4.105 acres) this is an existing farmstead split from a tract of 20 acres or more. (Discussion and Action)