



Hall County Regional Planning Commission

**Wednesday, August 2, 2017
Regular Meeting**

Item A1

Agenda 8-2

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 August 2, 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 July 5, 2017.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Grand Island – This is a site specific redevelopment plan for all, or part of, the Husker Harvest Days show site located north of Husker Highway and east of Schauppsville Road in Hall County, Nebraska. (C-31-2017GI)

5. Public Hearing – Rezoning – Grand Island – Request to rezone 1120 E. Bismark Road and 1104 E. Bismark Road from R-2 Low Density Residential to B-2 General Business use, for Lots One and Two (1 and 2), Bohnart Subdivision, located north of Bismark and west of Stuhr Road in the City of Grand Island, Hall County, Nebraska. (C-29-2017GI)

6. Public Hearing – Rezoning – Hall County – Request to rezone 55.09 acres from A-1 Agricultural Primary to PUD Planned Unit Development in part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twelve (12) north, Range Nine (9) west and all of the north half (N ½) of Fractional Section Nineteen (19), Township Twelve (12) north, Range Nine

(9) west, of the Sixth (6th) P.M., all in Hall County, Nebraska. (C-30-2017HC)

7. **Preliminary Plat – Prairie Creek Meadows Subdivision** – Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots and 55.09 acres)

Consent Agenda

8. **Final Plat – Brundage Subdivision** – Located south of Highway 2 and east of Bluff Center Road in Hall County, Nebraska. (1 lot and 3 acres)
9. **Final Plat – Martin Brothers Subdivision** – Located north of Platte River Drive and east of 70th Road in Hall County, Nebraska. (1 lot and 7.019 acres)
10. **Final Plat – Van Gordon Subdivision** – Located south of Guenther Road and east of 80th Road in Hall County, Nebraska. (1 lot and 3.409 acres)
11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL**
Medium Density Residential – Small Lot.
12. **Director's Report.**
13. **Next Meeting September 6, 2017.**
14. **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
August 2, 2017**

4. **Public Hearing – Redevelopment Plan – Grand Island** – This is a site specific redevelopment plan for all, or part of, the Husker Harvest Days show site located north of Husker Highway and east of Schauppsville Road in Hall County, Nebraska. Developers had hoped to have the redevelopment plan proposal submitted for this meeting, but have asked to have it postponed to a future meeting. No current action is required. (C-31-2017GI)
5. **Public Hearing – Rezoning – Grand Island** – Request to rezone 1120 E. Bismark Road and 1104 E. Bismark Road from R-2 Low Density Residential to B-2 General Business use, for Lots One and Two (1 and 2), Bohnart Subdivision, located north of Bismark and west of Stuhr Road in the City of Grand Island, Hall County, Nebraska. (C-29-2017GI) (Hearing, Discussion, Action)
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Consent Agenda

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11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL Medium Density Residential – Small Lot.** - Nabity will discuss a proposal for a small lot residential option. (Information, Discussion)