



Hall County Regional Planning Commission

Wednesday, September 6, 2017
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Administrative Assistant:
Tracy Gartner

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



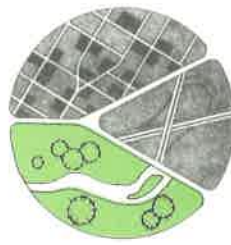
Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item A1

Agenda 9-6-17

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 September 6, 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 August 2, 2017.

3. Request Time to Speak.

4. Public Hearing – Zoning Text Amendment – Grand Island – A public hearing concerning amending Chapter 36 of the Grand Island City Code to include an R-3-SL Medium Density Residential Small Lot zoning district to provide for residential uses on lots of less than 6,000 square feet within certain areas of the city appropriate for medium density residential uses. (C-32-2017GI)

5. Public Hearing – Rezoning - Grand Island – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and west of Shady Bend Road from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska. (C-33-2017GI)

6. Final Plat – Meadow Lane Seventh Subdivision – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots and 11.68 acres)

7. **Preliminary Plat – Millennial Estates Subdivision** – Located north of 13th Street and east of North Road in Grand Island, Hall County, Nebraska. (153 lots and 49.8 acres)
8. **Final Plat – Millennial Estates Subdivision** – Located north of 13th Street and east of North Road in Grand Island, Hall County, Nebraska. (38 lots and 15.68 acres)
9. **Final 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

10. **Final Plat – Krohn Subdivision** – Located east of Highway 281 and south of Loup River Road in Hall County, Nebraska. (1 lot and 4.424 acres)
11. **Final Plat – Hatti's Homestead Subdivision** – Located east of Buffalo Road and north of Rosedale Road in Hall County, Nebraska. (1 lot and 1.735 acres)
12. **Director's Report.**
13. **Next Meeting October 11, 2017. (*This is a change in date.*)**
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
September 6, 2017**

- 4. Public Hearing – Zoning Text Amendment – Grand Island** – A public hearing concerning amending Chapter 36 of the Grand Island City Code to include an R-3-SL Medium Density Residential Small Lot zoning district to provide for residential uses on lots of less than 6,000 square feet within certain areas of the city appropriate for medium density residential uses. (C-32-2017GI) (Hearing, Discussion, Action)
- 5. Public Hearing – Rezoning - Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision between Highway 34 and Goldenrod Drive and west of Shady Bend Road from LLR Large Lot Residential to B-2 General Business Zone, in the jurisdiction of the City of Grand Island, Hall County, Nebraska. (C-33-2017GI) (Hearing, Discussion, Action)
- 6. Final Plat – Meadow Lane Seventh Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots and 11.68 acres) (Discussion, Action)
- 7. Preliminary Plat – Millennial Estates Subdivision** – Located north of 13th Street and east of North Road in Grand Island, Hall County, Nebraska. (153 lots and 49.8 acres) (Discussion, Action)
- 8. Final Plat – Millennial Estates Subdivision** – Located north of 13th Street and east of North Road in Grand Island, Hall County, Nebraska. (38 lots and 15.68 acres) (Discussion, Action)
- 9. Final 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) (Discussion, Action)

Consent Agenda

- 10. Final Plat – Krohn Subdivision** – Located east of Highway 281 and south of Loup River Road in Hall County, Nebraska. (1 lot and 4.424 acres) (Discussion, Action)
- 11. Final Plat – Hatti's Homestead Subdivision** – Located east of Buffalo Road and north of Rosedale Road in Hall County, Nebraska. (1 lot and 1.735 acres) (Discussion, Action)



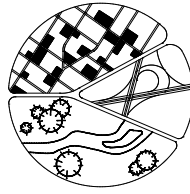
Hall County Regional Planning Commission

Wednesday, September 6, 2017
Regular Meeting

Item E1

Minutes 8-2-17

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
August 2, 2017

The meeting of the Regional Planning Commission was held Wednesday, August 2, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 22, 2017.

Present: Pat O'Neill Tony Randone
 Les Ruge Carla Maurer
 Greg Robb Judd Allan
 Leonard Rainforth

Absent: Dean Sears, Jaye Monter, Hector Rubio, Derek Apfel, Dean Kjar.

Other: Hall County Supervisor Karen Bredthauer.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted 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 the July 5, 2017 meeting.

A motion was made by Rainforth and seconded by Ruge to approve the minutes of the July 5, 2017 meeting.

The motion carried with seven members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth and Randone) and no members voting no or abstaining.

3. Request Time to Speak.

Robert Horky, 3405 W. One-R Road, Items 6 & 7; Kim Bockmann, 5537 N. Webb Road, Items 6 & 7; Zach Butz, 308 N. Locust, Item 5; Bill Carey, 1120 E. Bismark, Item 5; Dick Baasch, 404 Ponderosa Drive, Items 6 & 7; Bruce Lux, 4209 Lariat Place, Items 6 & 7; Amos Anson, 4234 Arizona, Item 11; Dustin Cole, 106 Wetzel, Items 6 & 7; Brett Forsman, 4238 Vermont, Item 11; Jerry Wiese, 4711 N. Engleman Road, Items 6 & 7. The following registered to speak during discussion on Items 6 & 7: Dan Leiser, 5501 N. Engleman Road, Frostina Nelson, 3501 N. Webb Road, and Keith Ostermeier, 5701 N. Highway 281.

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)

Nabity announced that the plan has not yet been submitted to the Community Redevelopment Authority and the developers are continuing to work on the proposal, so the public hearing before the Regional Planning Commission will be rescheduled at a later date.

No hearing was held and no action was taken.

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)

Nabity said Bill Carey had purchased the home and wants to use the back portion of the lot for his landscaping business, which is allowed in the B-2 General Business zone, but not in the R-2 Low Density Residential zone. Carey has worked with the adjacent property owner, who co-submitted the rezoning request. Both properties are next to the Super Bowl property, which has a commercial zoning. Nabity said the back portion of the lot has access onto Stuhr Road.

O'Neill opened the public hearing.

Zach Butz, 308 N. Locust, spoke in favor of the rezoning. Butz is an attorney representing Carey and Carey's business, Lawnscape. Butz said the business is a long-term business that Carey wants to pass on to his children. The business has 15 employees. There is very little foot traffic into the business site. Most client contact is held over the phone. There are no deliveries from semi trucks. No mulch will be stored on the site. Butz said a metal building and white rock parking is the primary change that will occur. There will be no noise issues and the business runs at normal daytime hours.

Bill Carey, 1120 E. Bismark, spoke in favor of the rezoning. Carey said no grass clippings and no wood chips will be stored on this site.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Randone to approve the rezoning based on the fact that it is in compliance with the comprehensive plan of the City of Grand Island.

The motion carried with seven members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth and Randone) and no members voting no or abstaining.

6. **Public Hearing – Rezoning – Hall County** – Request to rezone 55.09 acres from A-1 Agricultural Primary to PUD Planned Unit Development located south of One-R Road and east of Webb Road 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)

Nabity said Hall County has allowed PUD Planned Unit Developments for 40 years. They are a way to create rural subdivisions such as Amick Acres, Wild Rose Ranch, Bellamy Subdivision, or even to create commercial subdivisions, such as the former Bosselville Subdivision. This project for Prairie Creek Meadows would create nine residential housing lots on 55 acres of ground. The development would clear up Fractional Sections 19 and 20, which were the result of long-ago surveyor errors when Nebraska and Hall County were mapped out. The development would also clear up and solidify the record of a sewer easement for One-R School located just to the west of the proposed development. Part of the development is in the floodway, but there is enough property to build out of the floodway. The surveyor has identified the buildable areas and the elevations needed to raise Lots 1 and 4 to be buildable. There will be four entrances, all on Webb Road, which is paved. One-R Road to the north is also paved and Highway 281 is one mile away, giving the development good access, Nabity said. The ground is not prime farm ground. The soil type isn't the best for septic tanks, but all the lots will be three acres or more giving space for proper placement of septic tanks, Nabity said. Wells and septic tanks will be allowed, he said.

O'Neill opened the public hearing.

Robert Horky, 3405 W. One-R Road, spoke against the rezoning. He expressed concern about the development causing a backup of natural drainage flows. He said a housing development isn't needed three miles outside of Grand Island. This area is farmground. He questioned whether homes could be built now and if other uses, such as commercial, could come in later. Nabity answered that the application is for single-family home use. That could only be changed through a public hearing process. Horky said Webb Road is now paved and carries quite a bit of farm equipment traffic, plus there is a school there and he is concerned about an increase in overall traffic levels. Horky said it's a rural setting and the neighbors don't want a housing development there.

Kim Bockmann, 5537 N. Webb Road, spoke against the rezoning. She was present with her husband and two daughters. Bockmann said they have lived there for 24 years and don't want houses around their home, their horse barn or their pasture. Bockmann said the noise and disruption from the new subdivision will spook their horses. She also expressed concerns over drainage, effects on habitat, more noise, more traffic, multiple septic tanks in the same area and overall safety. She presented a petition with the names of 51 opponents and submitted pictures of flooding in the area.

Bruce Lux, 4209 Lariat Place, spoke in favor of the rezoning. He said he understands the concerns of neighbors. He said the developer wants to be a good neighbor and so there will be covenants. Lux said there will only be single-family dwellings, no commercial. All access to the site will be from a black-topped road and the entrances have been consolidated to minimize access points. He said the road is built to handle school traffic and can accommodate the additional traffic from nine homes. Lux said there's a need for more housing in Hall County and this rural subdivision would give nine more families access to enjoy what the neighbors there already enjoy. He said he's not aware of any other rural sites right around Grand Island. Regarding drainage, Lux said all of the sites but two are not in the floodway. O'Neill asked if the developer would consent to a requirement for net zero fill – requiring that any raised elevations come from dirt on that site. Lux said net zero fill is acceptable.

Dick Baasch, 404 Ponderosa Drive, spoke in favor of the rezoning. He said any drainage culverts will be engineered out to enhance drainage. Covenants will be in place and will allow owners to have animals, such as horses. Baasch said it's a great piece of property to do a development close to town.

Dustin Cole, 106 Wetzel, spoke in favor of the rezoning. He said he has lived in Grand Island for 367 days and been looking for such an acreage. He said it's nice to have the quiet, be allowed to have horses and have elbow room. Cole said Hall County is blessed to have a lot of prime farm ground, which makes it a challenge to find a place for a rural residential development, but this is a perfect site. It is three miles from Grand Island, six miles from Wal-Mart and is unique. It's not another Indianhead, Summerfield or Amick Acres. The covenants will drive good neighbors to the area, he said.

Jerry Wiese, 4711 Engleman Road, spoke against the development. Wiese said the

development will be a negative for the Northwest School District. Based on his calculations, if \$400,000 homes are built on the site, it will generate about \$46,200 in property tax revenue for Northwest. But the development could also squeeze out option enrollment student, which he said make up 60 percent of the Northwest district. Option enrollment kids come with \$8,500 each in state aid, he said. Wiese said if 15 kids come from the new development and 15 option students are displaced, that's a loss of \$127,500 in state aid and thus an overall \$81,300 drop in revenue for Northwest. Wiese said he would prefer that the county stick with 20-acre parcels for homes, otherwise it is opening a can of worms.

The commission entered into discussion. In response to questions, the Bockmanns said their home is on a 1.98-acre parcel. They also own a 6-acre parcel to the south. Commissioners discussed the drainage through the proposed development and to the west. O'Neill noted that if the adjacent A-2 Secondary Agriculture district to the south were extended, the 55-acre tract could be used for 18 homes because 3-acre parcels are allowed in the A-2 zone.

Dan Leiser, 5501 N. Engleman, spoke against the rezoning. He said water from four miles west of the proposed development runs through the development area. In 2008, there was a 9-inch rain that also created a new flow of water to the northwest that also came through the area. He said he doesn't consider this area to be an ideal place to build a home. Lux responded that he didn't think One-R School had any damage during that 9-inch rain and the school is at a lower elevation than the proposed home sites. In response to questions, Lux said there are no plans to fill in any of the existing channels for water.

Discussion on whether changes could occur in the future with other uses for the land. Nabity said future owners could submit requested changes, which would be subject to public hearings and public votes.

Frostina Nelson, 3501 N. Webb Road, raised questions about the availability of emergency responders to the new subdivision. She said existing homeowners in the county's jurisdiction don't always receive emergency response now.

Keith Ostermeier, 5701 N. U.S. Highway 281, questioned whether Grand Island will want to annex the proposed development to get more city tax base. O'Neill said the development is three miles outside of Grand Island's jurisdiction. Cities can only annex contiguous land so that will take time to develop over that distance, O'Neill said. Ostermeier said he fears Grand Island will get aggressive and take more of the Northwest School tax base.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Robb to recommend approval of the rezoning and the preliminary plat to the Hall County Board.

The motion carried with four members in favor (O'Neill, Ruge, Robb, and Randone) and three members voting no (Allan, Maurer and Rainforth) and no members

abstaining.

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)

Nabity presented the final plats for Brundage Subdivision, Martin Brothers Subdivision and Van Gordon Subdivision.

A motion was made by Rainforth and seconded by Maurer to approve the consent agenda.

The motion carried for the Brundage Subdivision and the Van Gordon Subdivision with seven members in favor (Allan, O'Neill, Ruge, Rainforth, Maurer, Robb and Randone) and no members voting no or abstaining. Six voted in favor (Allan, O'Neill, Ruge, Rainforth, Maurer and Randone) for the Martin Brothers Subdivision with Robb abstaining as he is the co-applicant.

11. **Discussion – Proposed New Zoning District for Grand Island – R-3-SL Medium Density Residential – Small Lot.**

Nabity presented a proposal to add a Small Lots category of the R-3 Medium Density Residential zoning. The R-3 SL would allow a 3,000-square foot minimum for a single-family home with a 40-foot frontage. That frontage could drop to 24 feet with a 3,000-square foot attached single-family home. Nabity said the side-yard setback could also be reduced if rear parking is provided. He said the smaller lots could make homes more affordable and could assist Habitat for Humanity for construction of additional affordable homes.

Amos Anson, 4234 Arizona, spoke in favor of the new zoning district. He said it could allow Habitat to build four to five more homes on land it purchased along Capital Avenue.

Brett Forsman, 4238 Vermont, spoke in favor of the new zoning district. He is a teacher at the Career Pathways Institute and said Grand Island has a shortage of lots. Creating this district would help Habitat, CPI, and young builders with having affordable lots to build on. He said it would also open the door for first-time homebuyers and would open a new future in the construction industry.

O'Neill said he would like to see a 35-foot frontage option for single-family homes.

Nabity said additional work will be done on the proposal for possible consideration at the commission's September meeting.

12. Director's Report.

Nabity said the 2017-2018 budget was presented to the Hall County board on July 31. That budget has not yet been finalized. He said the regular October 4 meeting will need to be moved to October 11 due to a travel conflict.

October will mark the 50th anniversary of the Regional Planning Commission.

13. Next Regular Meeting September 6, 2017.

14. Adjourn

O'Neill adjourned the meeting at 8:01 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner

**Petition Against Prairie Creek Meadows Subdivision
and Rezoning of Agricultural Property to PUD**

We are opposed to the rezoning and development of 55.09 acres from A-1 Agriculture Primary to Planned Unit Development (PUD) for the Prairie Creek Meadows Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska.

Our concerns include the drainage and flooding problems which occur along Prairie Creek and the connected slough south of One-R Road and east/west of Webb Road, loss of agricultural land and rural lifestyle, loss of privacy, loss of peace and quiet (increased noise level), landscape restructuring, septic and leach field problems during flooding, decrease of habitat and wildlife, increase in traffic, safety concerns for existing livestock and animals, safety concerns for equestrian riders when heavy construction equipment is present, road damage from construction equipment, and the various future usages of a planned unit development zone.

Printed Name	Address	Phone Number	Signature
Kim Bockmann	5537 N Webb Rd	308-390-5592	<i>Kim Bockmann</i>
David Bockmann	5537 N Webb Rd	308-379-0439	<i>David Bockmann</i>
Kathy Adams	5530 N. Webb Rd	308-383-2250	<i>Kathy Adams</i>
Steve Adams Don Kruse	5530 N. Webb Rd 2600 W ONE-R RD	308-383-3171 308-379-0037	Steve Adams <i>Don Kruse</i>
IMA JEAN KRUSE	1100 W ONE-R RD	308-382-9258	<i>Ima Jean Kruse</i>
James Valasek	6637 N Webb Rd	308-379-2583	<i>James R Valasek</i>
Marlene Mader	4124 N. Webb Rd	308-382-3838	<i>Marlene Mader</i>
Nikki Mader	3930 N. Webb Rd	308-379-2805	<i>Mader</i>
Ruth Gibbs	6775 N Webb Rd	308-380-1584	<i>Ruth Gibbs</i>
Russ Gibbs	6775 N Webb Rd	308-390-5313	<i>Russ Gibbs</i>
Tonya Shriner	3000 W ONE-R RD	308-379-6955	<i>Tonya Shriner</i>
Chad Shriner	3000 W ONE-R RD	308-380-5870	<i>Chad Shriner</i>
Hannah Schofield	3981 W ONE-R RD	308-293-1646	<i>H Schofield</i>
Mike English	6543 N. North Rd	308-381-0579	<i>Mike English</i>
Barb English	6543 N North Rd	308-381-0579	<i>Barb English</i>
Phil Van B. B. B.	2910 W Chapman	308-381-3776	<i>Phil Van B. B. B.</i>
Rick Sniff	6450 N North Rd	308-390-9010	<i>Rick Sniff</i>
Steve Pirrebe	6238 N. North Rd	308-850-7421	<i>Steve Pirrebe</i>

MIKE
ENGLISH →

**Petition Against Prairie Creek Meadows Subdivision
and Rezoning of Agricultural Property to PUD**

Printed Name	Address	Phone Number	Signature
Tracie Pollock	6238 N North Rd	308-390-1646	Tracie Pollock
Robert Horby	3405 West I-R Rd	308-379-3143	Robert Horby
Christy Horby	3405 W I-RRd	308-380-3383	Christy Horby
Raymond Shriver	5450 N Webb Rd	308-850-8907	Raymond Shriver
Lynell Ostermeier	190 W White Cloud Rd	308-383-5853	Lynell Ostermeier
Phil Mader	3326 W Abbott Rd	308-379-7694	Phil Mader
Linda Mader	3326 W. Abbott Rd	308-379-7694	Linda Mader
Max Mader	3850 N. Webb Rd	308-380-4399	Max Mader
Laura Mader	3580 N Webb Rd	308-380-4252	Laura Mader
Frostina Nelson	3501 N. Webb Rd	308-340-8086	Frostina Nelson
Jerry Nelson	3501 N. Webb Rd	308-340-3247	Jerry Nelson
Beck Stark	3460 N. Webb	308-381-9879	Beck Stark
Dennis D Stark	3460 N Webb	308-381-9879	Dennis D Stark
Art Ostermeier	3600 W. White Cloud Rd	308-382-3588	Art Ostermeier
Diane Ostermeier	3600 W White Cloud Rd	308-382-3588	Diane L Ostermeier
Allison Mader	3951 N. Webb Rd	(916) 803-8705	Allison Mader
Jeremy Mader	3951 N Webb Rd	(308) 370-2309	Jeremy Mader
Kim Mettenbrink	2270 W Abbott Rd	308-379-4770	Kim Mettenbrink
Jana Mettenbrink	2115 7551 N Webb Rd	308-379-2385	Jana Mettenbrink
Christine Mendyk	5200 N. Webb Rd	308-382-8700	Christine Mendyk
David L. Schriener	1604 W White Cloud	308-850-3610	David L. Schriener
Melissa Strubben Schriener	1604 W White Cloud Rd	308-830-2531	Melissa Strubben Schriener
William G. Leiser	5515 N Engleman	308-390-3075	William G. Leiser
Sandra Leiser	5515 N Engleman	308-379-8344	Sandra Leiser
Steve Leiser	4895 N Engleman	579-6912	Steve Leiser
Cheryl Wiese	4711 N Engleman	382-2926	Cheryl Wiese
Tina Wiese	4711 N Engleman Rd	308-382-2926	Tina Wiese

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Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item F1

Zoning Amendment - Medium Density Small Lot Residential GI

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING

August 28, 2017

SUBJECT: Proposed changes regarding new R-3SL zoning district in Grand Island.

After the action items at the May 2017 Regional Planning Commission meeting, Grand Island builder Amos Anson presented a concept for a smaller lot residential zoning district. At that time it was referred to as the R-5 Zoning District. The basic concept was to allow smaller lots, both in area and width, in the hopes of increasing the availability of affordable housing. This was discussed again at the August planning commission meeting and the proposed changes included here are a direct result of the planning commission discussions at that meeting.

The minimum lot size in any of the residential districts is 50 foot of width at the mid-point between the front and rear property lines and 6,000 square feet. This is the case in the R-2, R-3, R-4 and RO zoning districts. The density of housing permitted in those districts ranges from one dwelling unit per 6,000 square foot of lot area in the R-2 district to as many units as you can provide parking space for in the RO zoning district. The RO zoning district does not have a maximum density, so the ability to provide the required parking is the only limitation on the number of units allowed.

Attached is a modified R-3 Medium Density Zoning District, the R-3SL Medium Density Small Lot zoning district that staff is proposing for discussion to address the issues Mr. Anson brought up in his presentation at the May meeting. The planning commission recommended that the minimum lot width for the R-3SL zoning district be reduced from the proposed 40 feet to 35 feet and that a minimum lot width of 24 feet be considered for single-family attached.

The R-3SL as proposed would preserve the density of the R-3 zoning district at one dwelling unit per 3,000 square foot of lot space, but would reduce the minimum width to 35 feet for single-family detached or multifamily dwellings and to a width to 24 feet for townhomes (single-family attached dwellings). The minimum lot size area would be 3,000 square feet for any lot. Off-street parking for residents and guests would also be a permitted use, allowing the developer to devote a lot for off-street parking within the subdivision. The setbacks for the R-3SL district would remain the same as the R-3 zoning district with two exceptions. The setback for side property lines for single-family attached would be reduced to zero between attached units and increased from 5 feet to 10 feet between groups of attached units and the front-yard setback for all types of units can be reduced to 10 feet if the developer provides access easements and parking at the back of each lot instead of driveways off the street in front of each lot. This would have to be decided at the time of platting and be included in the subdivision agreement.

This district may or may not be in demand in Grand Island, but these changes would offer more choices in the market. Hastings and Kearney both have provisions for townhome development within their regular residential zoning districts. Hastings allows 20-foot wide lots of 2,000 square feet and Kearney allows 25-foot wide lots of 3,000 square feet. Hastings also allows small lots with a minimum of width of 45 feet and area of 4,500 square feet.

The Grand Island Area Habitat for Humanity has purchased property that is currently zoned R-3 along Capital Avenue and these proposed changes would increase the number of lots available to them by about one-third.

A second proposal that involves less dramatic changes in the zoning regulations is also offered for consideration. As shown, the proposed changes would reduce the minimum lot size (area) in the R-3SL zoning district from 6,000 square feet to 4000 square feet. This would allow a developer to produce lots that are 50 feet wide by 80 feet deep instead of 50 feet wide by 120 feet deep. Reducing the depth of the lot may allow for certain properties to be developed more efficiently but will not significantly reduce the overall cost to develop lots as most of the cost is associated with the improvements placed along the front of the lot (streets, sewer, water, storm sewer etc.).

This change would give Habitat for Humanity more options for the property that they have purchased, but would not offer any significantly different development options in Grand Island.

A public hearing will be held on these proposed changes. If the planning commission makes a recommendation, these proposed changes will be presented to the Grand Island City Council for consideration at their meeting on September 26th.

_____ Chad Nabity AICP, Planning Director

~~Proposal B Smaller Lot Size~~ Proposal A with smaller lots, lot widths and provisions for single family attached

§36-64.1 (R-33SL) Medium Density-Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zoned is intended to provide market flexibility regarding lot size and housing configuration.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-33SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
- (6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
- (7) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.
- (8) Public and quasi-public buildings for cultural use
- (9) Railway right-of-way, but not including railway yards or facilities
- (10) Off street parking lots for residents and guests

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (R-33SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

- (1) Nonprofit community buildings and social welfare establishments other than those providing living accommodations
- (2) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (3) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (4) Towers
- (5) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
- (6) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Customary home occupations
- (2) Buildings and uses accessory to the permitted principal use

(D) Space Limitations:

Uses			A	Minimum Setbacks					
				B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Area Lot Area per Dwelling Unit	Minimum Lot Width Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	63,000	3,000	50 35	20*	15	5	10	50%	35
Conditional Uses	63,000	3,000	50 35	20*	15	5	10	50%	35
<u>Attached Single Family Dwelling Units</u>	<u>3000</u>	<u>3000</u>	<u>24</u>	<u>20*</u>	<u>15</u>	<u>10</u>	<u>10</u>	<u>50%</u>	<u>35</u>

(E) Miscellaneous Provisions:

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~~Proposal B Smaller Lot Size~~ Proposal A with smaller lots, lot widths and provisions for single family attached

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

(3) Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.

(4) Sideyard setback for attached single family dwellings shall be reduced to 0 feet on all lots with contiguous attached units.

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§36-64. (R-3SL) Medium Density Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
- (6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
- (7) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.
- (8) Public and quasi-public buildings for cultural use
- (9) Railway right-of-way, but not including railway yards or facilities

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

- (1) Nonprofit community buildings and social welfare establishments other than those providing living accommodations
- (2) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (3) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (4) Towers
- (5) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
- (6) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Customary home occupations
- (2) Buildings and uses accessory to the permitted principal use

(D) Space Limitations:

Uses				Minimum Setbacks					
			A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Area per Dwelling Unit	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	64,000	3,000	50	20	15	5	10	50%	35
Conditional Uses	64,000	3,000	50	20	15	5	10	50%	35

(E) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item F2

Rezoning GI - LLR to B2

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 6, 2017

SUBJECT: *Zoning Change (C-33-2017GI)*

PROPOSAL: This application includes approximately 9.8 acres of land north of U.S. Highway 34 and west of Shady Bend Road. This is the vacant property located immediately east of the property zoned B-2 General Business on the corner of U.S. Highway 34 and Shady Bend Road. The property is located within the two-mile extra-territorial zoning jurisdiction of the City of Grand Island.

The applicant is requesting to change the zoning on most of Lot 1 and all of lot 2 of the proposed Meadow Lane Seventh Subdivision from LLR Large Lot Residential Zone to B-2 General Business.

OVERVIEW:

Site Analysis

Current zoning designation:
Intent of zoning district

LLR: Large Lot Residential.

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

Permitted and conditional uses:

LLR: Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20,000 square feet.

Comprehensive Plan Designation:

Designated for future medium density residential to office development the area immediately to the east is planned and zoned for highway commercial uses and Council previously amended the future land use map and rezoned the Mile Bridge school ¼ mile to the east for commercial uses.

Existing land uses.

Undeveloped property

Adjacent Properties Analysis

Current zoning designations:

East: B-2 General Business Zone

South: TA-Transitional Agriculture Zone,

North and West: TA-Transitional Agriculture.

Intent of zoning district:

B-2: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will

have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

TA: The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

Permitted and conditional uses:

TA: Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture.

Comprehensive Plan Designation:

North: Designated for future low to medium density residential development.

East: Highway Commercial.

West: Medium Density Residential.

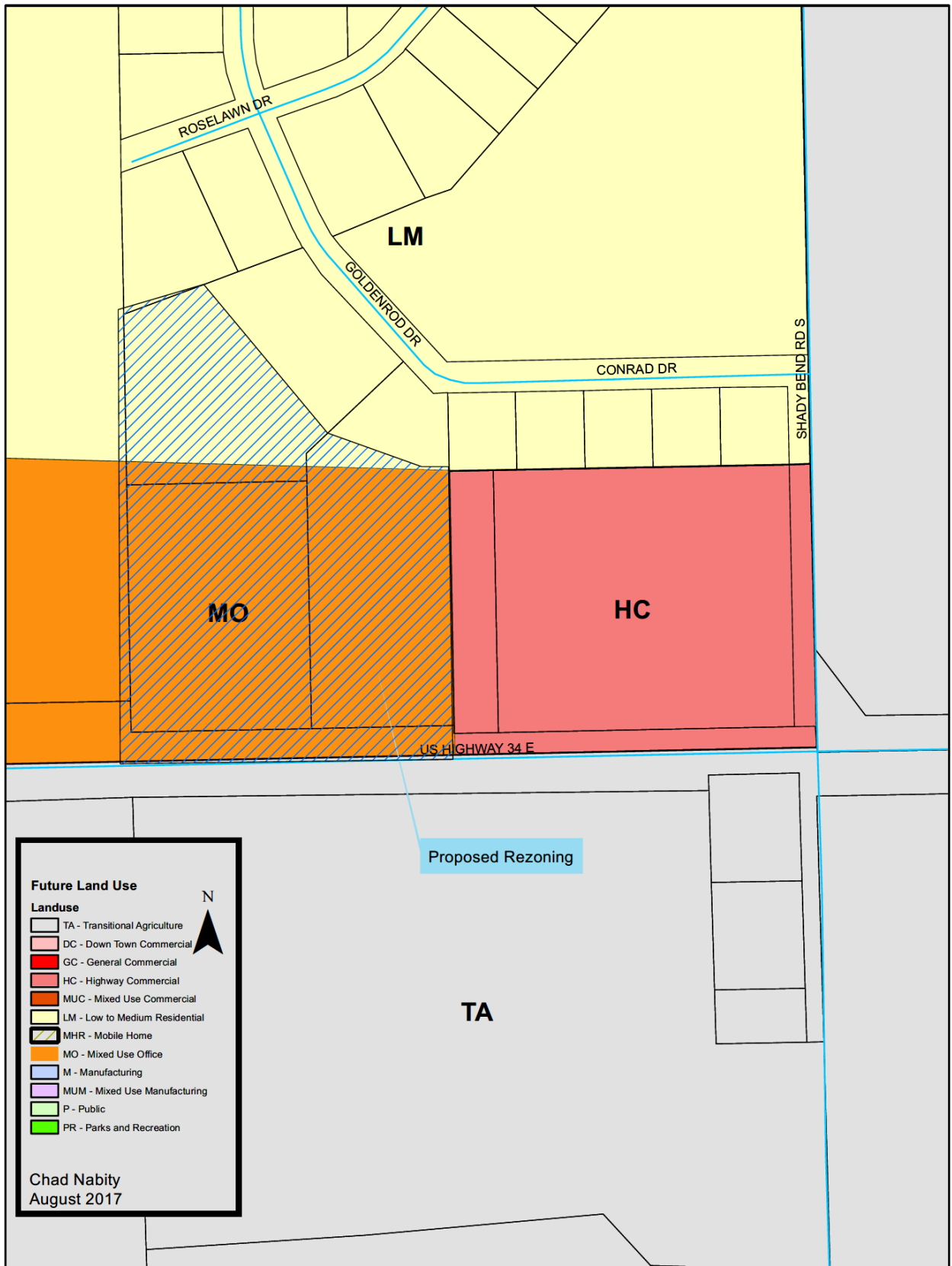
South: Transitional Agriculture.

Existing land uses:

East: Commercial.

North: Vacant and Residential.

South and West: U.S. Highway 34 and Agricultural land.



Future Land Use Map from Grand Island Comprehensive Plan

Future Land Use Map Descriptions and Policies

MO - Medium Residential to Office

This land use area is intended to provide for a mixture of single-family housing units with multi-family housing alternatives such as townhouse, condo or apartment buildings. Residential densities of more than 15 dwelling units per acre. In addition to residential uses in the MO, limited commercial in the form of offices is also allowed. This area has a higher density of dwellings per acre as compared to the LM land use district.

The MO district will tend to bring more vehicles, potentially wider streets and faster traffic, and more opportunity for a diversity of uses. Therefore, a development must be effectively sited, landscaped, and buffered, as well as having adequate provisions for open space. Architectural features will also be a key element in blending the mix of residential densities and limited office uses. The Medium Density Residential/Office Area is appropriate for smaller scale mixed residential/office use development where a variety of densities can be accomplished.

HC - HIGHWAY COMMERCIAL

This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc.

The Highway Commercial classification designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development.

Internal street networks with access roads serving multiple developments and landscaping are required within this land use designation.

LM - LOW TO MEDIUM RESIDENTIAL

The Low to Medium Residential land use would encompass residential uses with a density up to 15 dwelling units per acre. City services such as water and sewer should be provided in areas where densities with one dwelling unit per acre.

This land use area is intended to allow for the continuation of some typical density subdivision developments, similar to those that exist along the edges of the community.

EVALUATION:

Positive Implications:

- *Would not negatively impact traffic on Highway 34:* Access to both businesses would be a shared access at the west end of the property.
- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long-term medium density residential to office development, but is immediately adjacent to an area planned for and zoned for commercial development. The Grand Island City Council amended the future land use map to designate Mile Bridge School for commercial development in December 2004, so it is likely that this stretch of U.S. 34 will develop to support commercial uses. Especially those uses aimed at people traveling to and from Grand Island. Maintaining the residential buffer along Goldenrod and Conrad at the north end of the property will minimize impacts to the residential neighborhood to the north.

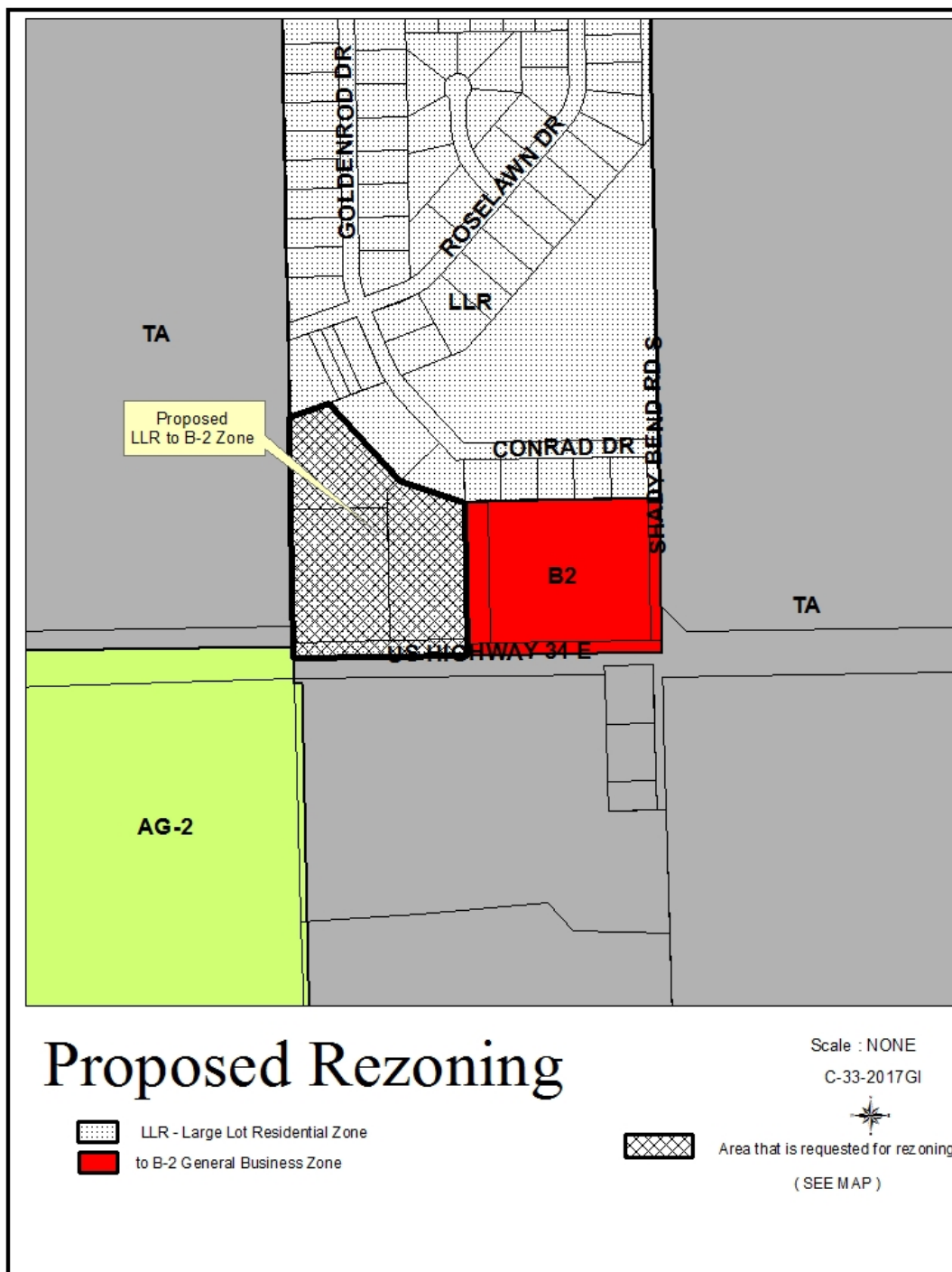
Negative Implications:

- *Uses other than those proposed are allowed in the B-2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B-2 Zoning District is attached.
- *Lack of municipal infrastructure:* Sewer and water are not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of municipal infrastructure. The proposed uses would not require municipal infrastructure so would fit here.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B-2 General Business on this site.

_____ Chad Nabity AICP, Planning Director



§36-68. (B-2) General Business Zone

Intent: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-2) General Business Zoning District.

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes
- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
- (26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

- (1) Recycling business
- (2) Towers
- (3) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Building and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	3,000	30	10	0 ¹	0 ²	10	100%	55
Conditional Uses	3,000	30	10	0 ¹	0 ²	10	100%	55

¹ No rear yard setback is required unless bounded by an alley, then a setback of 10 feet is required.

² No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Abstracting services
 Accounting & bookkeeping services
 Advertising services, direct mail
 Advertising services, general
 Agricultural, business and personal credit services including credit union
 Agricultural chemical & fertilizers - wholesale
 Agricultural fertilizers, hazardous & non hazardous - retail
 Agricultural operations
 Air conditioning, heating & plumbing contracting services
 Alteration, pressing & garment repair services
 Ambulance services
 Animal hospital services
 Antiques - retail
 Apparel & accessories - retail
 Appliances (household) - retail
 Appliance repair services
 Architectural, engineering & planning - professional services
 Arenas & fieldhouses
 Armateur rewinding services
 Armed forces reserve center
 Art galleries, publicly owned
 Artists - painters, sculptors, composers, & authors
 Athletic field or playfield
 Auditing, accounting & bookkeeping services
 Auditoriums, public
 Automobile & other motor vehicle repair services
 Automobile & other motor vehicles - retail
 Automobile & truck rental services
 Automobile equipment - wholesale
 Automobile parts & supplies - retail
 Automobile wash services
 Bait shops
 Bakeries non-manufacturing - retail
 Banking services
 Barber services
 Batch Plants - temporary
 Beauty services
 Bed and breakfast residence
 Beer, wine & alcoholic beverages - wholesale
 Bicycles - retail
 Blueprinting & photocopying services
 Boarding & rooming houses
 Boat sales, service and rentals
 Bookkeeping, auditing & accounting services
 Books, magazines & newspapers distributing - wholesale
 Books - publishing & printing
 Books - retail
 Bottled gas - retail
 Bowling alleys
 Building materials - retail
 Building materials & lumber - wholesale
 Business & management consulting services
 Business offices not elsewhere listed

Butter - manufacturing
 Cable TV maintenance yard
 Cameras & photographic supplies - retail
 Camp grounds, general
 Camp grounds, group
 Candy, nut, & confectionery - retail
 Carpentry & wood flooring services
 Carpet & rug cleaning & repair service
 Charitable & welfare services
 Chiropractors, optometrists, & other similar health services
 Churches, synagogues & temples
 Civic, social & fraternal associations
 Clock, watch & jewelry repair services
 Commercial & industrial machinery, equipment & supplies - wholesale
 Commodity & securities brokers, dealers & exchanges & services
 Confectionery, nut & candy - retail
 Construction & lumber materials - wholesale
 Construction services - temporary
 Convalescent,, nursing & rest home services
 Convents
 Convenience store
 Country club
 Credit reporting, adjustment & collection services
 Credit unions & agricultural, business & personal credit services
 Crematory, funeral & mortuary services
 Curtains, draperies & upholstery - retail
 Dairy products - retail
 Dairy products - wholesale
 Day care centers
 Dental laboratory services
 Dental services
 Department stores - retail
 Detective & protective services
 Direct mail advertising services
 Direct selling organizations - retail
 Discount & variety stores - retail
 Disinfecting & exterminating services
 Dormitories, college
 Draperies, curtains & upholstery - retail
 Drug & proprietary - retail
 Dry cleaning & laundering, self service
 Dry cleaning, laundering & dyeing services, except rugs
 Dry goods & general merchandise - retail
 Dry goods & notions - wholesale
 Duplicating, mailing, & stenographic services
 Dwelling, multi-family
 Dwelling, single-family
 Dwelling, two-family
 Dyeing, dry cleaning & laundry services, except rugs
 Egg & poultry - retail

Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale
 Electrical contractor services
 Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale
 Electrical repair services, except radio & television
 Electrical supplies - retail
 Electricity regulating substations
 Employment services
 Engineering, planning architectural professional services
 Equipment & supplies for service establishments - wholesale
 Equipment rental & leasing services
 Exhibition halls
 Exterminating
 Fairgrounds
 Farm machinery & equipment - retail
 Farm products warehousing & storage excluding stockyards - nonhazardous
 Farm supplies - retail
 Farms, commercial forestry
 Farms, grain crops
 Farms, hay & alfalfa
 Farms, fiber crops
 Farms, fruits, nuts or vegetables
 Farms, nursery stock
 Feeds, grains & hay - retail
 Fertilizers, agricultural nonhazardous - retail
 Fieldhouses & arenas
 Fire protection & related activities
 Fish & seafood's - retail
 Fish & seafood's - wholesale
 Floor covering - retail
 Florists - retail
 Food lockers & storage services
 Fraternal, civic & social associations
 Fraternity & sorority houses
 Fruits & vegetables (fresh) - wholesale
 Fruits & vegetables - retail
 Fuel, except fuel oil & bottled gas - retail
 Fuel oil - retail
 Funeral, mortuary & crematory services
 Fur repair & storage services
 Furniture & home furnishings - wholesale
 Furniture - retail
 Furniture repair & reupholstery services
 Furs & fur apparel - retail
 Garden supplies & landscape nursery - retail
 Garment repair, alteration & pressing services
 Gasoline service stations - retail
 General stores - retail
 Gifts, novelties & souvenirs - retail
 Glass, paint & wallpaper - retail
 Grains, feeds & hay - retail
 Green houses
 Groceries - retail

Group care home
 Gymnasiums & athletic clubs
 Hardware - retail
 Hardware - wholesale
 Hay, grains & feeds - retail
 Health resorts
 Health & exercise spas
 Hearing aids, optical goods, orthopedic appliances & other similar devices - retail
 Heating, air conditioning & plumbing contracting services
 Heating & plumbing equipment & supplies - retail
 Hobby supplies - retail
 Holding & investment services
 Hospital services
 Hotels, tourist courts, & motels
 Household appliances - retail
 Ice - retail
 Ice skating rinks, indoor
 Insurance agents & brokers services
 Insurance carriers
 Internet service
 Investment & holding services
 Janitorial services
 Jewelry - retail
 Jewelry, watch & clock repair services
 Labor unions & similar labor organizations
 Landscape contracting services
 Landscape nursery & garden supplies - retail
 Lapidary work
 Laundering & dry cleaning, self-service
 Laundering, dry cleaning & dyeing services, except rugs
 Lawn care - services
 Legal services
 Libraries
 Liquor - retail
 Locksmith services
 Lumber & building materials - wholesale
 Lumber yards - retail
 Magazines & newspapers - retail
 Mailing, duplicating, & stenographic services
 Management & business consulting services
 Masonry, stonework, tile setting & plastering services
 Massage services
 Meat & meat packing products - wholesale
 Meats - retail
 Medical clinics, out-patient services
 Medical laboratory services
 Miniature golf
 Manufactured homes on permanent foundation
 Mobile homes & accessories - retail
 Monasteries
 Monuments - retail
 Motels, hotels, & tourist courts
 Motorcycle & bicycle sales, rental & service

Mortuary, funeral & crematory services
 Museums
 Musical instruments & supplies - retail
 Newspaper & magazines - retail
 Newspapers, books & magazines distribution - wholesale
 Newspapers publishing & printing
 News syndicate services
 Notions, dry goods - wholesale
 Novelties, gifts & souvenirs - retail
 Nursery stock farms
 Nursing, convalescent & rest home services
 Optical goods, hearing aids, orthopedic appliances & other similar devices - retail
 Optometrists, chiropractors & other similar health services
 Orphanages
 Paint, glass, & wallpaper - retail
 Painting & paper hanging services
 Paper & paper products - wholesale
 Paper hanging & painting services
 Parks, public
 Periodicals, publishing & printing
 Petroleum pipeline R/W
 Pets & pet grooming - retail
 Photocopying & blue printing services
 Photoengraving
 Photofinishing services
 Photographic studios & services
 Photographic supplies & cameras - retail
 Physicians' services
 Planetarium
 Planning, architectural & engineering professional services
 Plastering, masonry, stone work & tile setting services
 Playfields & athletic fields
 Playgrounds
 Play lot or tot lot
 Plumbing & heating equipment & supplies - retail
 Plumbing, heating, & air conditioning contracting services
 Poultry & small game dressing & packing
 Pressing, alteration & garment repair services
 Printing, commercial
 Printing & publishing of newspapers
 Printing & publishing of periodicals
 Private clubs
 Professional equipment & supplies - wholesale
 Professional membership organizations
 Professional offices not elsewhere listed
 Quarrying, gravel, sand & dirt
 Quarrying, stone
 Race tracks & courses - animals
 Radio broadcasting studios
 Radios, televisions, phonographs, recorders, & tape players repair services

Radios, televisions, phonographs, recorders & tape players - retail
 Radio transmitting stations & towers
 Railroad right-of-way
 Real estate agents, brokers & management services
 Recreational vehicles & equipment - retail
 Recreation centers
 Rectories
 Refrigerated warehousing (except food lockers)
 Resorts (general)
 Rest, nursing, & convalescent home services
 Restaurants
 Restaurants, drive-in
 Retirement homes
 Reupholstery & furniture repair services
 Roller skating rinks - indoor
 Roofing & sheet metal contracting services
 Rooming & boarding houses
 Rug & carpet cleaning & repair services
 Sausages & other prepared meat products - manufacturing
 Savings & loan associations
 Schools, art
 Schools, barber
 Schools, beauty
 Schools, business
 Schools, colleges
 Schools, computer
 Schools, correspondence
 Schools, dancing
 Schools, day care
 Schools, driving
 Schools, junior college
 Schools, music
 Schools, nursery
 Schools, pre-primary
 Schools, primary
 Schools, professional
 Schools, secondary
 Schools, stenographic
 Schools, technical
 Schools, trade
 Schools, universities
 Schools, vocational
 Scientific & educational research services
 Second hand merchandise - retail
 Seed and feed sales
 Sheet metal & roofing contracting services
 Shoe repair, shoe shining, & hat cleaning services
 Shoes - retail
 Shoes - wholesale
 Social, civic & fraternal associations
 Social correctional, treatment & counseling services
 Sorority & fraternity houses
 Souvenirs, gifts, novelties - retail
 Sporting goods - retail
 Stadiums
 Stationery - retail

Stenographic, duplicating, & mailing services
Stone work, masonry, title setting, & plastering services
Storage - mini
Storage & warehousing of nonhazardous products
Storage & warehousing of household goods
Swimming clubs
Synagogues, churches, & temples
Tailoring (custom)
Taverns
Taxicab dispatch
Telegraph communications
Telephone business office
Telephone exchange stations
Telephone maintenance yard
Telephone relay towers (microwave)
Television broadcasting studios

Television, radios, phonographs, recorders & tape players repair services
Television, radios, phonographs, recorders, & tape players - retail
Television transmitting stations & relay towers
Temples, churches, & synagogues
Tennis clubs
Theaters, legitimate
Theaters, motion picture, indoor
Tile setting, masonry, plastering & stone work services
Tires & inner tubes - wholesale
Title abstracting services
Tobacco & tobacco products - wholesale
Tot lot or play lot
Tourist courts, hotels, & motels
Travel arranging services

Truck & automobile rental services
Utility substations, pumping station, water reservoir & telephone exchange
Upholstery, draperies, & curtains - retail
Variety & discount stores - retail
Vending machine operations - retail
Veterinarian services
Wallpaper, paint & glass - retail
Warehousing & storage of household goods
Watch, clock, & jewelry repair services
Water well drilling services
Welding & blacksmith services
Welfare & charitable services
Wine, beer, & alcoholic beverages - wholesale
Wool & mohair - wholesale



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item L1

Preliminary Plat- Millennial Estates

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Preliminary and Final Plat – Millennial Estates Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Millennial Estates Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary plat proposes to create 153 lots in a subdivision located in the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, in a tract containing 49.8 acres. The final plat proposes to create 38 lots on 15.68 acres of the said preliminary plat.

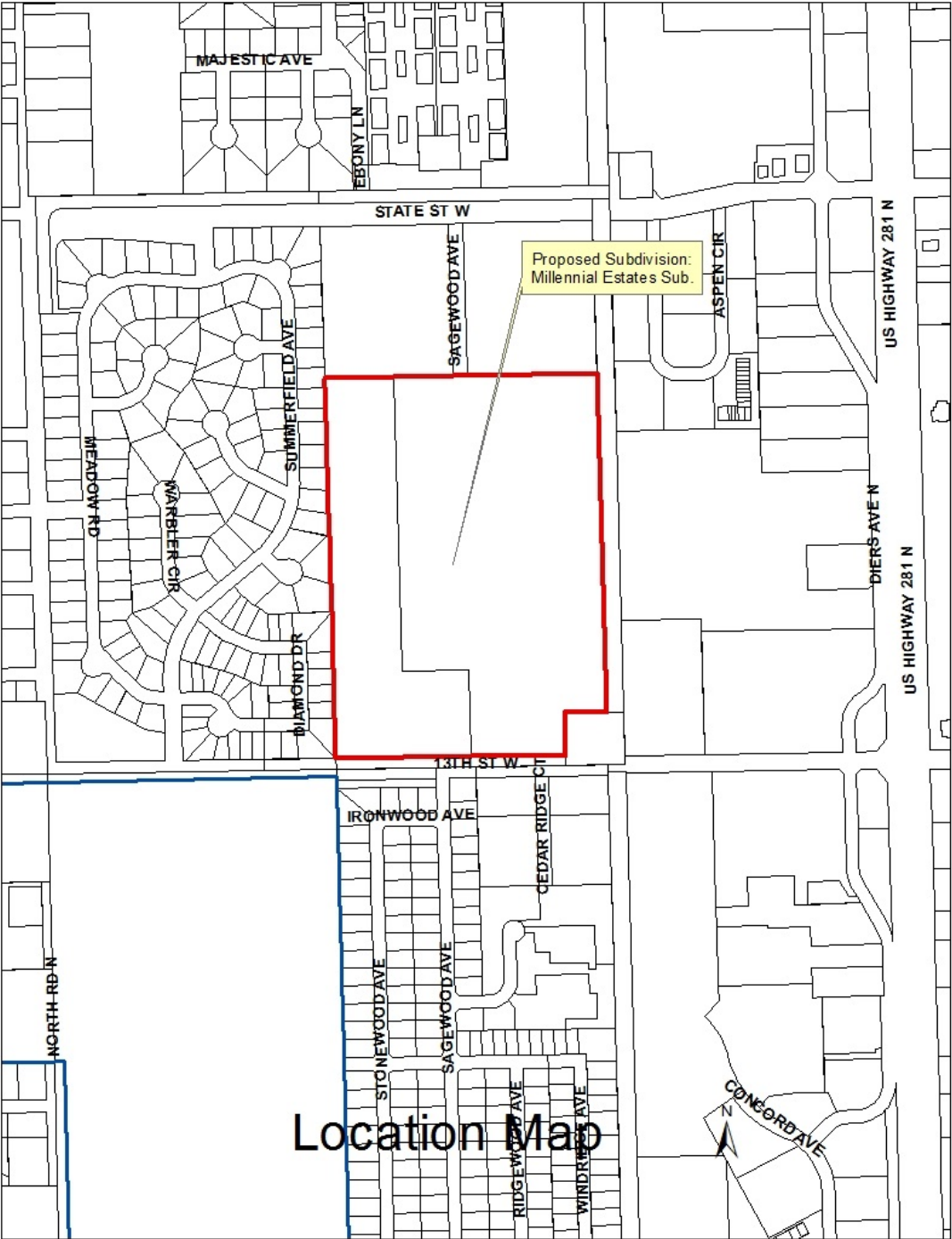
You are hereby notified that the Regional Planning Commission will consider this preliminary and final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





MILLENNIAL ESTATES
SUBDIVISION
PRELIMINARY PLAT
AUGUST 2017

SHEET 1 OF 3
LOT LAYOUT

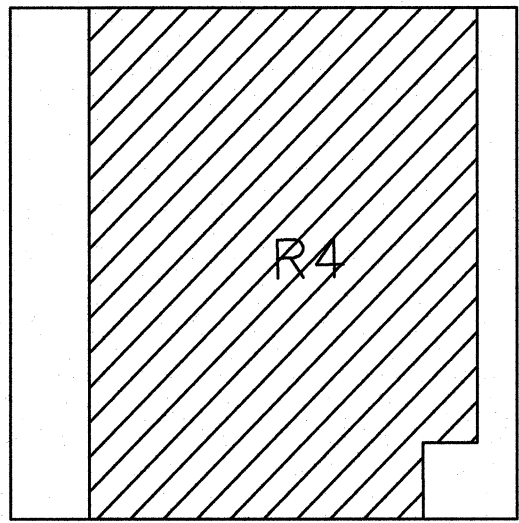
SUBDIVISION AREA = 49.6 ACRES

LOT USAGE
151 LOTS
2 OUTLOTS

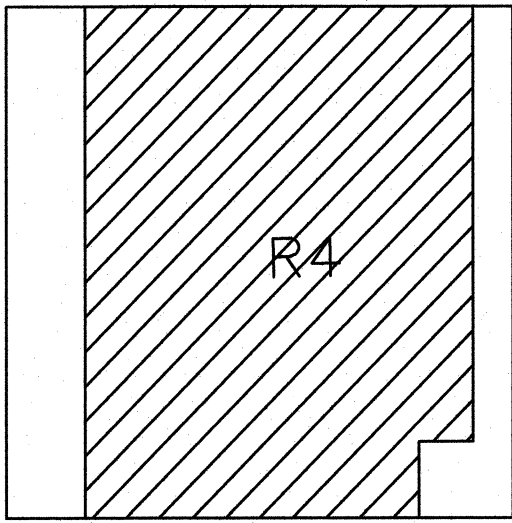
OWNER / DEVELOPER
STAROSTKA GROUP UNLIMITED, INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NE 68802

EXISTING ZONING



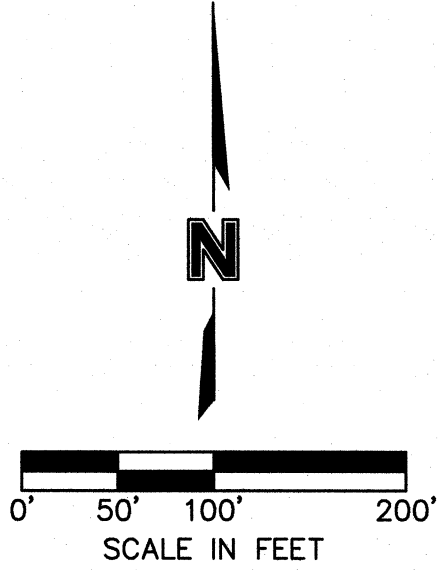
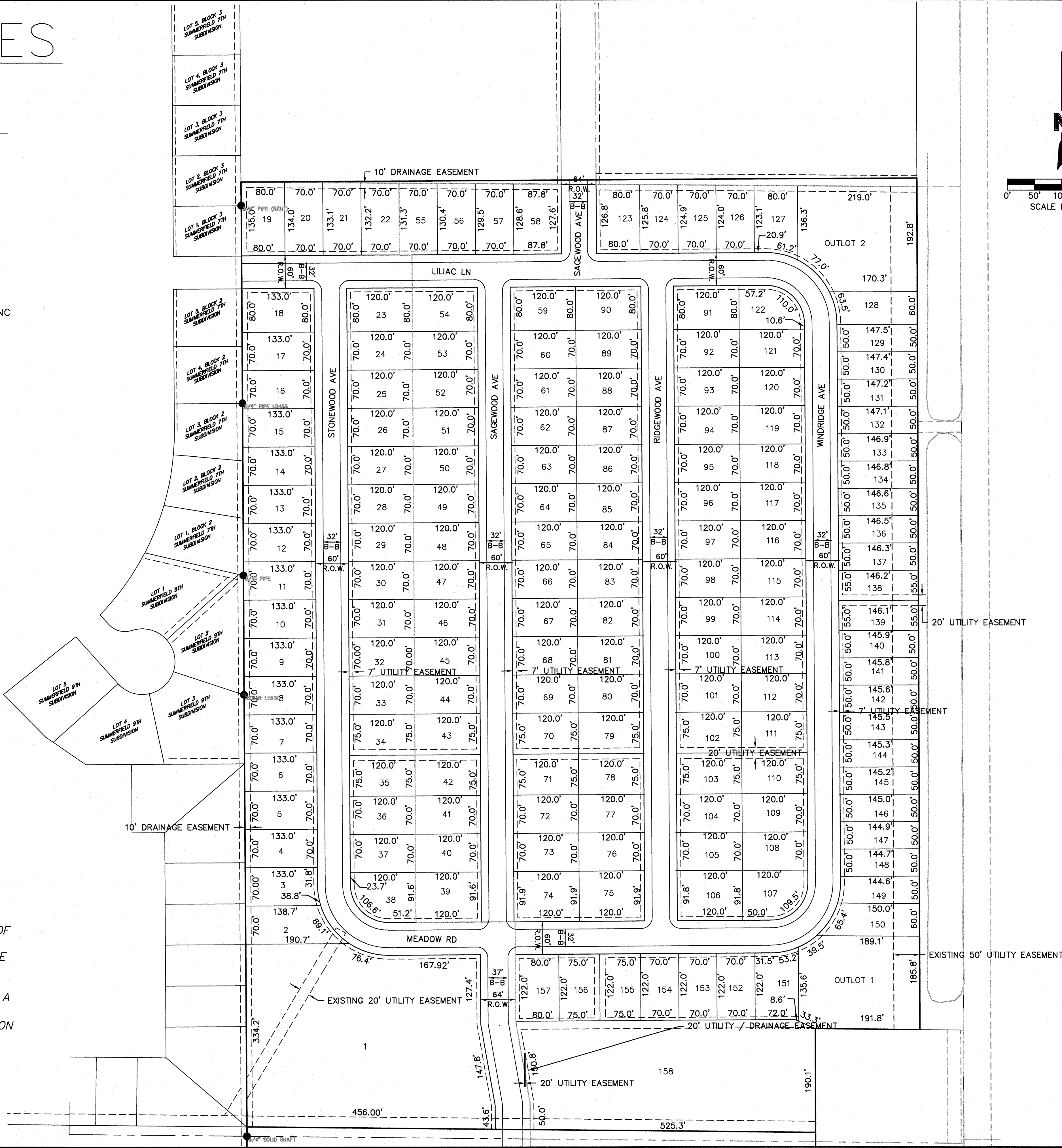
PROPOSED ZONING



- PHASING BOUNDARY
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - FLOOD PLAIN ZONE BOUNDARY
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - WATER MAIN
- - - - - SANITARY SEWER
- - - - - STORM SEWER
(M) MEASURED DISTANCE
(R) RECORDED DISTANCE
● FOUND PROPERTY CORNER

A TRACT OF LAND LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 12, T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 12, T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°45'38"W A DISTANCE OF 1779.35 FEET; THENCE EAST ALONG THE SOUTH LINE OF STARLITE SUBDIVISION A DISTANCE OF 1241.05 FEET; THENCE S01°37'32"E A DISTANCE OF 1542.87 FEET; THENCE S89°06'54"W A DISTANCE OF 191.82 FEET; THENCE S01°31'34"E A DISTANCE OF 239.96 FEET; THENCE S89°08'02"W, 1044.50 FEET ON THE SOUTH LINE OF SECTION 12 TO THE POINT OF BEGINNING, CONTAINING 2,160,226 SQUARE FEET OR 49.59 ACRES MORE OR LESS.



OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT	2017
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT	GRAND ISLAND, NEBRASKA

drawn by: BJD
checked by: BJD
approved by: BJD
QA/QC by: BJD
project no.: 16-0951
drawing no.:
date: 8.17.2017

SHEET
1 of 3

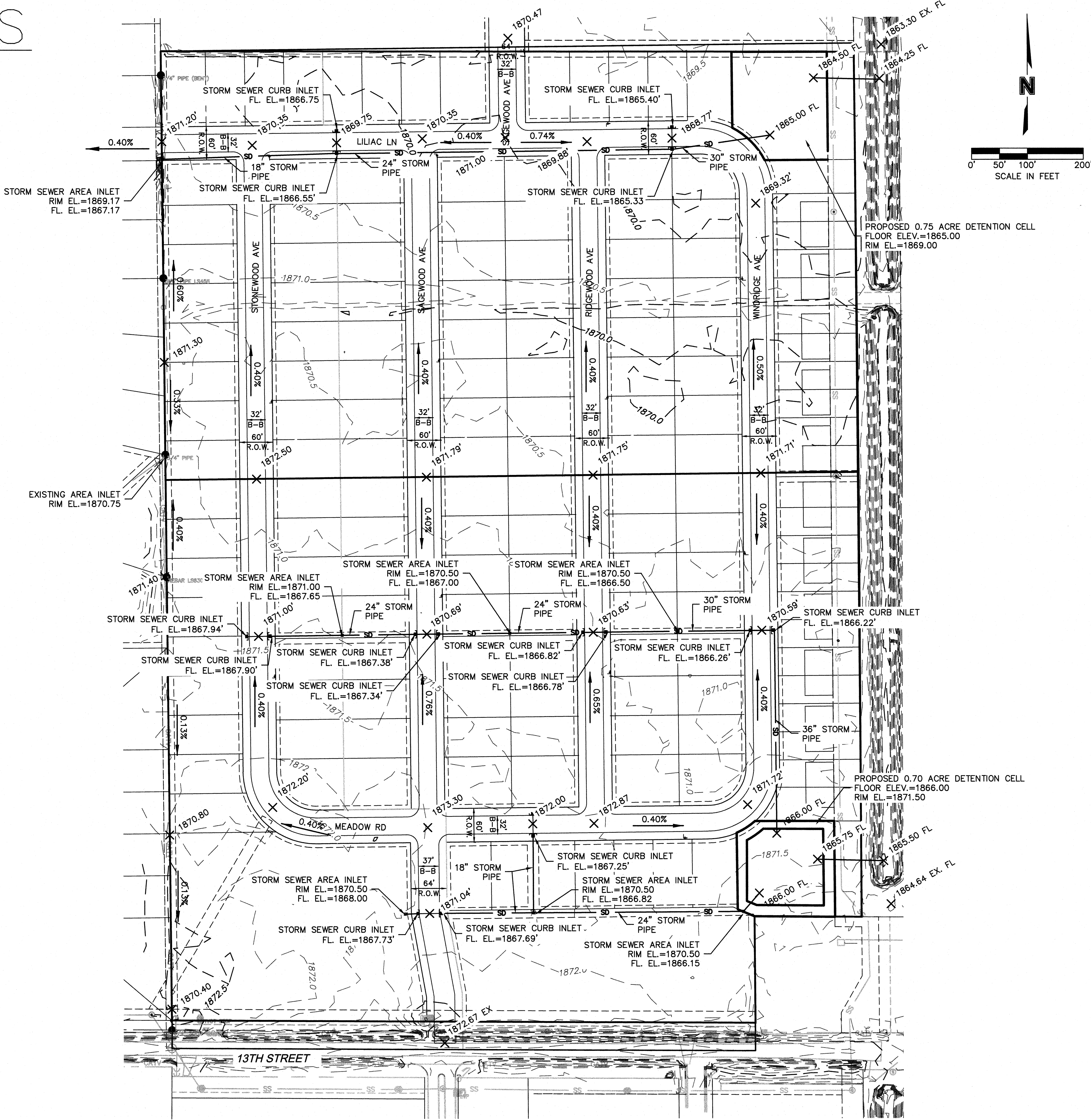
DWG: F:\2016\0501-1000\016-0951-1000\Design\AutoCAD\Find Plans\Sheets\PRE_PLAT_60951.dwg
DATE: Aug 21, 2017 12:02pm
USER: bdegen
C:\PBASE_60951
C:\TB_PLAT_60951
V:\XIP0_7144
C:\ROW_60951

MILLENNIAL ESTATES
SUBDIVISION
PRELIMINARY PLAT
AUGUST 2017

SHEET 3 OF 3
DRAINAGE LAYOUT

DRAINAGE CALCULATIONS:
NORTH DRAINAGE AREA: 21.88 ACRES
10 YR TR-20 RUNOFF: 21 CFS PRE, 39.2 CFS POST CONST.
NORTH CELL WATER HEIGHT=3.2', DISCHARGE= 20.3 CFS

SOUTH DRAINAGE AREA: 26.85 ACRES
10 YR TR-20 RUNOFF: 25.6 CFS PRE, 48.0 CFS POST CONST.
SOUTH CELL WATER HEIGHT=3.9', DISCHARGE= 24.6 CFS



OLSSON

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Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT	2017	REVISIONS
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

drawn by: BJD
checked by: BJD
approved by: BJD
QA/QC by: BJD
project no.: 16-0951
date: 8.17.2017

SHEET
3 of 3

DWG: F:\2016\0501-1000\016-0951\40-Design\AutoCAD\Final Plans\Sheets\PRE_PLAT_60951.dwg
DATE: Aug 21, 2017 12:02pm XREFS: V_XTPO_60951 V_XTPO_7144 C_ROW_60951 C_PBSE_60951 C_TB_PLAT_60951

Grand Island

Regular Meeting - 9/6/2017

Page 44 / 69



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M1

Final Plat Meadow Lane 7th

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Meadow Lane Seventh Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Meadow Lane Seventh Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 6 lots, in a replat of all of Lots 1, 2, and 3, of Meadow Lane Sixth Subdivision in Hall County, Nebraska, in a tract containing 11.861 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. September 6, 2017, in the Council Chambers located in Grand Island's City Hall.

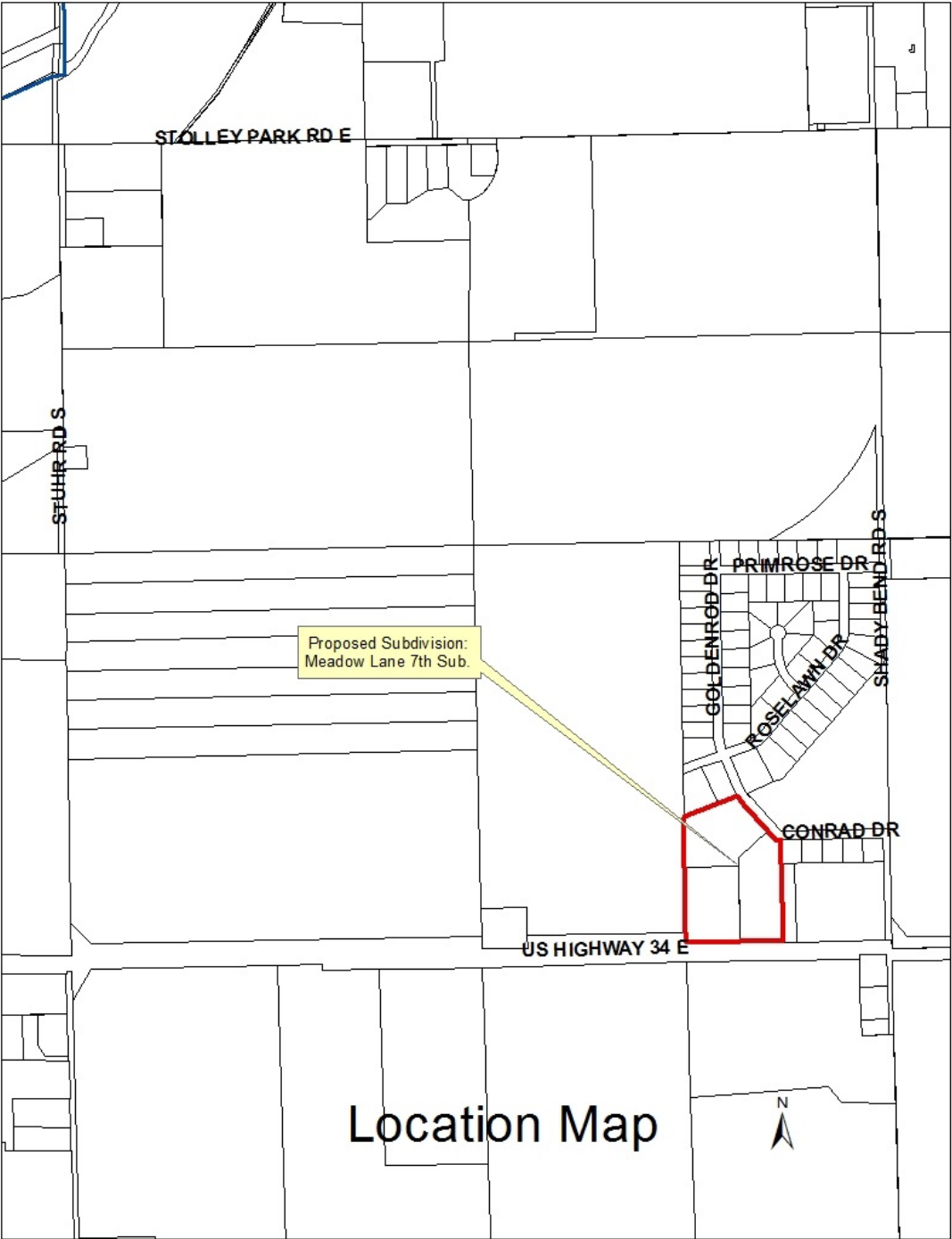
Sincerely,

Chad Nabity, AICP
Planning Director

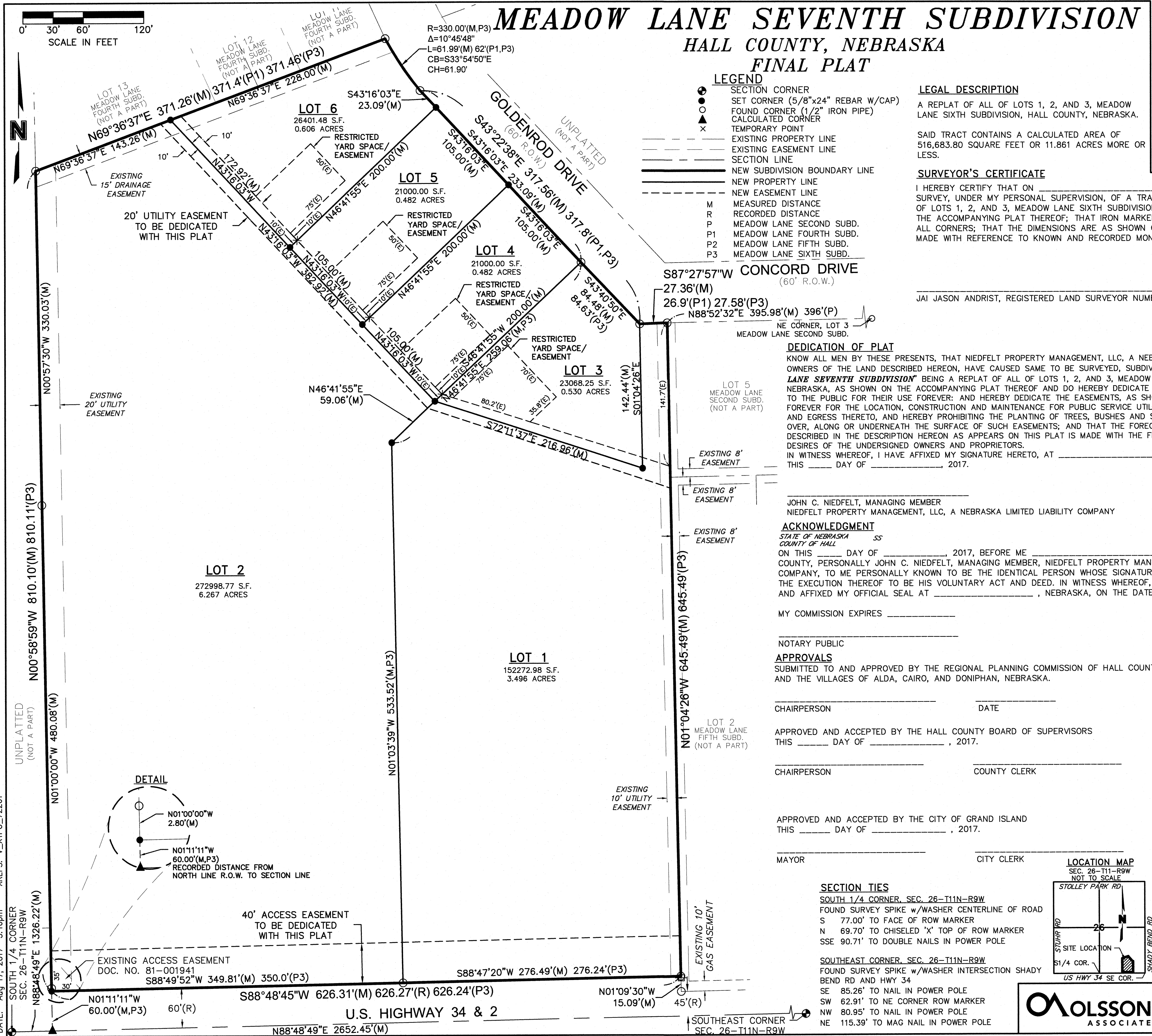
Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Niedfelt Property Management

County Clerk
County Attorney
County Public Works
County Zoning Administrator
County Building Inspector
Olsson Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.









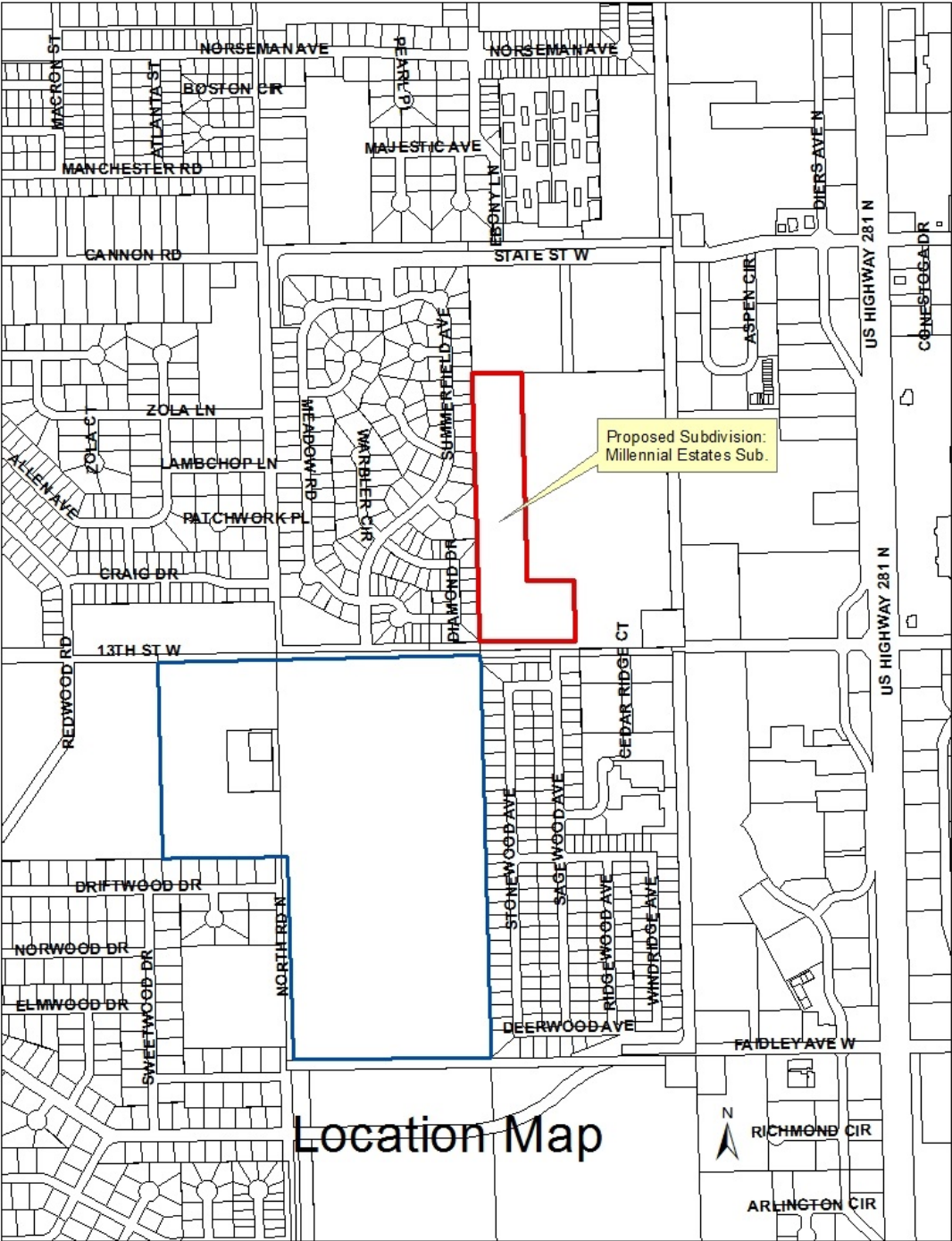
Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M2

Millennial Estates Final

Staff Contact: Chad Nabity





Location Map

MILLENNIAL ESTATES SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

SECTION TIES

SOUTHWEST COR. E1/2, SW1/4, SEC. 12-T11N-R10W

FOUND PK NAIL
NNE 36.26' TO NAIL IN POWER POLE
WSW 155.70' TO PK NAIL W/WASHER STAMPED LS#458 IN LIGHT POLE/POWER POLE
S 34.26' TO NAIL IN POWER POLE
ESE 177.25' TO PK NAIL W/WASHER STAMPED LS#458 IN LIGHT POLE/POWER POLE

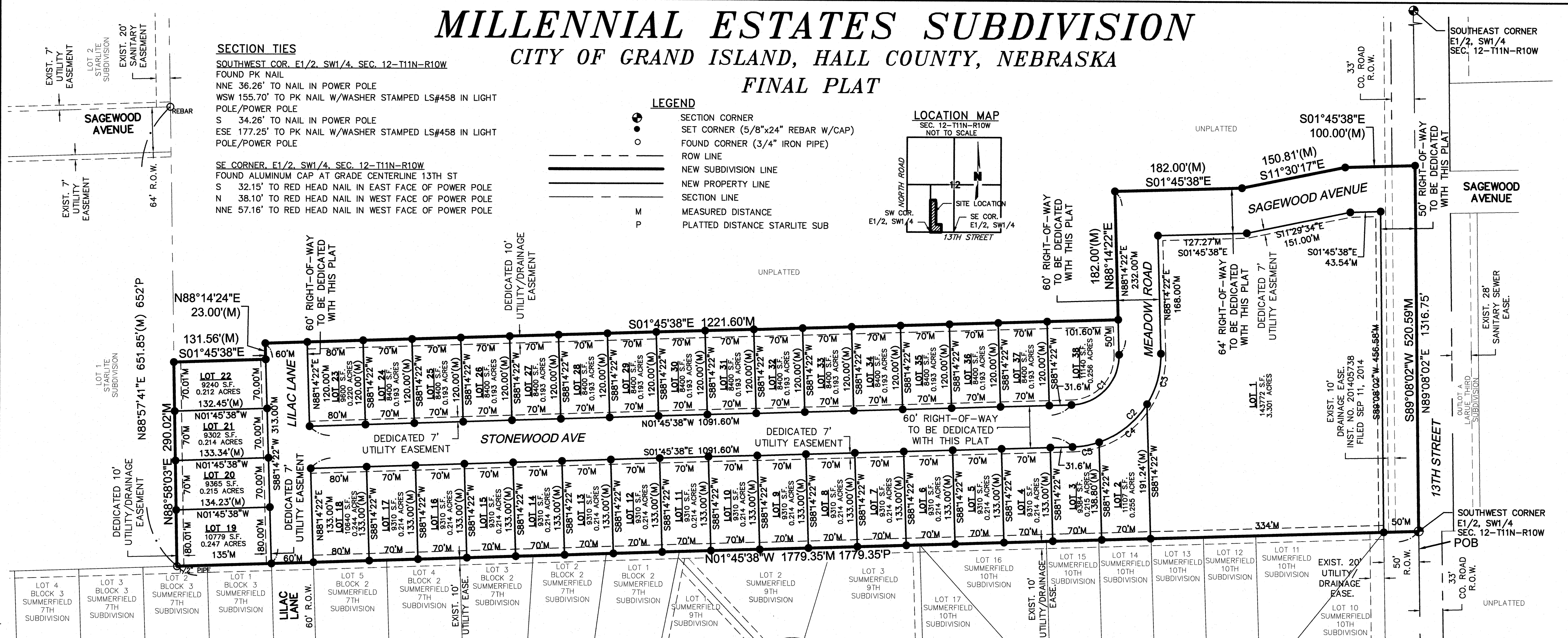
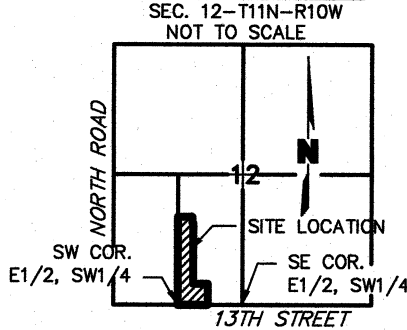
SE CORNER E1/2, SW1/4, SEC. 12-T11N-R10W

FOUND ALUMINUM CAP AT GRADE CENTERLINE 13TH ST
S 32.15' TO RED HEAD NAIL IN EAST FACE OF POWER POLE
N 38.10' TO RED HEAD NAIL IN WEST FACE OF POWER POLE
NNE 57.16' TO RED HEAD NAIL IN WEST FACE OF POWER POLE

LEGEND

SECTION CORNER
SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (3/4" IRON PIPE)
ROW LINE
NEW SUBDIVISION LINE
NEW PROPERTY LINE
SECTION LINE
MEASURED DISTANCE
PLATTED DISTANCE STARLITE SUB

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE E1/2, SW1/4 OF SECTION 12-T11N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON A ASSUMED BEARING OF N01°45'38"W, ALONG SAID WEST LINE OF THE E1/2, SW1/4, A DISTANCE OF 1779.35 FEET TO THE SOUTHWEST CORNER OF LOT 1, STARLITE SUBDIVISION; THENCE N88°58'03"E, ALONG THE SOUTH LINE OF SAID LOT 1, STARLITE SUBDIVISION, A DISTANCE OF 290.02 FEET; THENCE S01°45'38"E A DISTANCE OF 131.56 FEET; THENCE N88°14'24"E A DISTANCE OF 23.00 FEET; THENCE S01°45'38"E A DISTANCE OF 1221.60 FEET; THENCE N88°14'22"E A DISTANCE OF 182.00 FEET; THENCE S01°45'38"E A DISTANCE OF 182.00 FEET; THENCE S11°30'17"E A DISTANCE OF 150.81 FEET; THENCE S01°45'38"E A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID E1/2, SW1/4; THENCE S89°08'02"W, ALONG SAID SOUTH LINE OF THE E1/2, SW1/4, A DISTANCE OF 520.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 636,546.24 SQUARE FEET OR 14.613 ACRES MORE OR LESS OF WHICH 3.542 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

OWNERS: STAROSTKA GROUP UNLIMITED, INC. & BLENDER, LLC
SUBDIVIDER: STAROSTKA GROUP UNLIMITED, INC. & BLENDER, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 38

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-0951
STAROSTKA GROUP
13TH STREET SURVEY
FB GI 2016-2

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION, AND BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**MILLENNIAL ESTATES SUBDIVISION**" IN PART OF EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

_____, THIS _____ DAY OF _____, 2017 AT _____, NEBRASKA
DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION

_____, THIS _____ DAY OF _____, 2017 AT _____, NEBRASKA
RICK JOHNSON, SOLE MEMBER, BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED **DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC., A NEBRASKA CORPORATION**, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

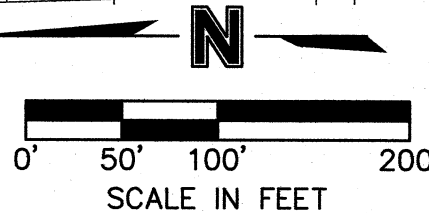
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED **RICK JOHNSON, SOLE MEMBER, BLENDER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC



APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS _____ DAY OF _____, 2013.
MAYOR _____
CITY CLERK _____



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M3

Prairie Creek Meadows Subdivision

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Prairie Creek Meadows Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Prairie Creek Meadows Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 9 lots, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty (20), Township Twelve (12) North, Range Nine (9) West, and all of the North One-half (N1/2) of Fractional Section Nineteen (19), Township Twelve (12) North, Range Nine (9) West, of the 6th P.M. located in Hall County, Nebraska, said tract containing 55.09 acres.

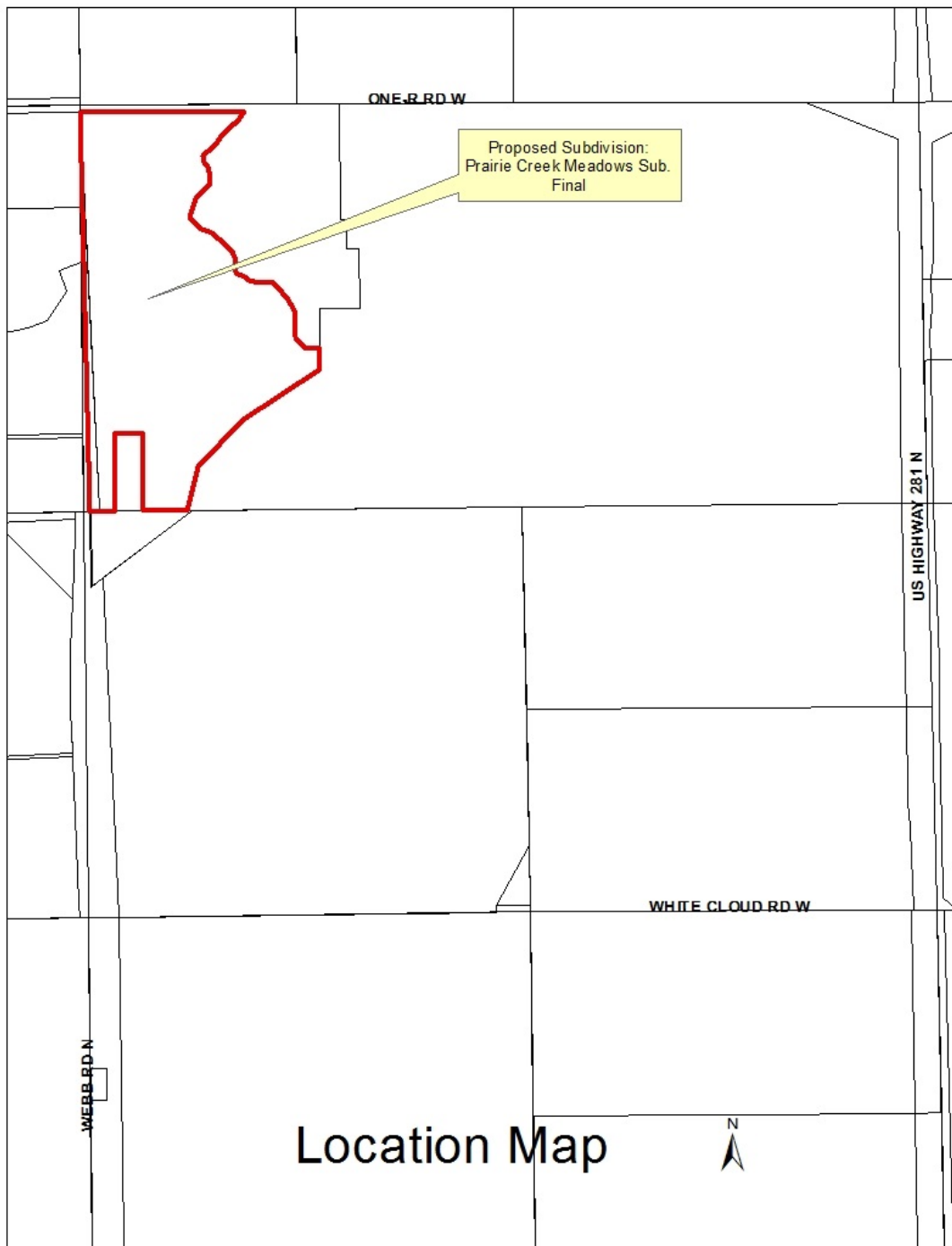
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

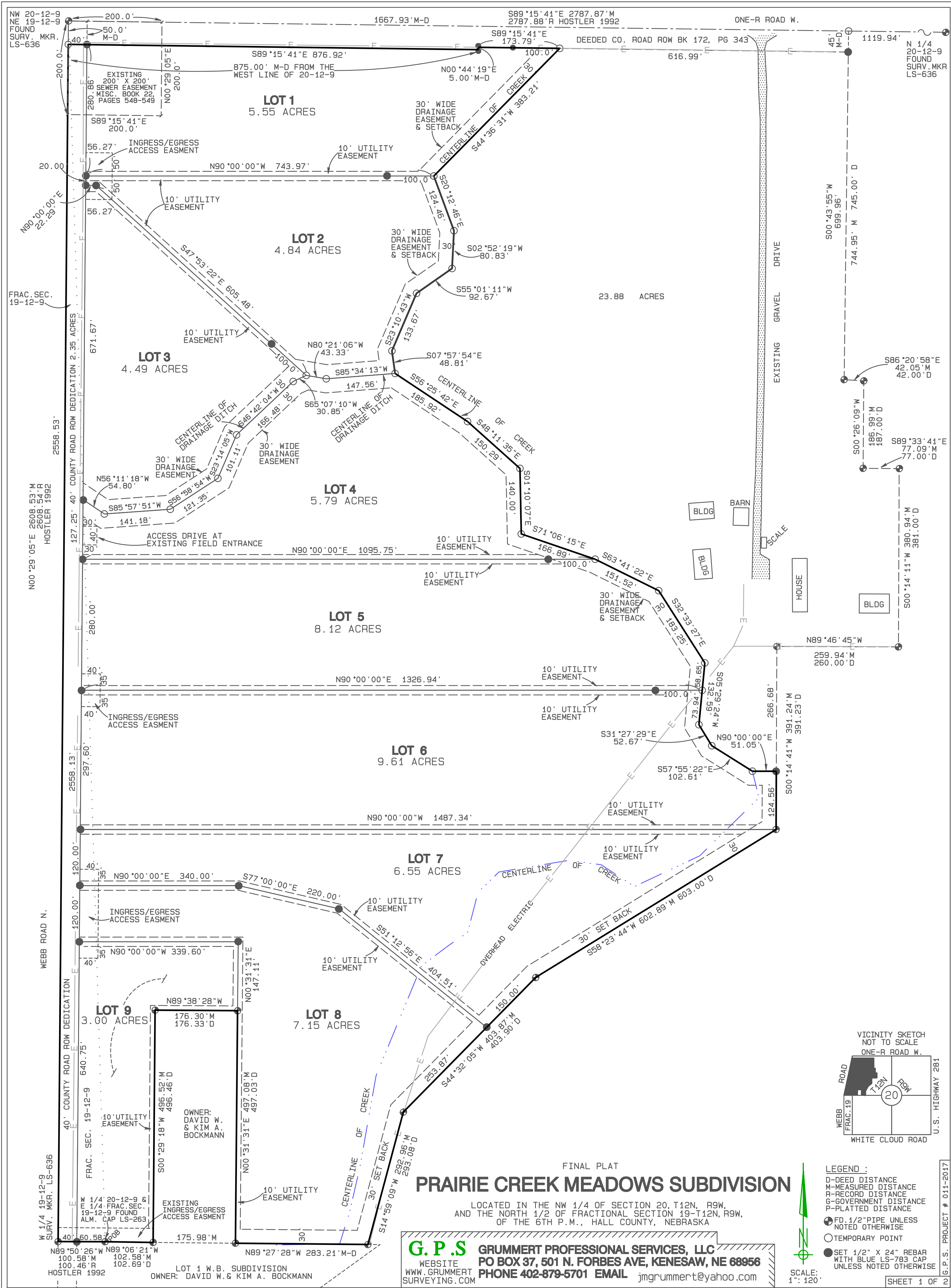
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Grummert Professional Services

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, AND ALL OF THE NORTH ONE-HALF (N 1/2) OF FRACTIONAL SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, OF THE SIXTH (6TH) P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATION:

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES AT GRAND ISLAND, NEBRASKA,
THIS _____ DAY OF _____, 2017.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

STATE OF NEBRASKA }
COUNTY OF HALL } SS

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY,
GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS,

THIS ____ DAY OF _____, 2017.

CHAIRMAN OF THE BOARD

COUNTY CLERK

Closing latitude	=	0.01116
Closing departure	=	-0.00705
Closing bearing	=	S32°17'58"E
Closing distance	=	0.01320
Total traverse length	=	8875.25 (8875.25)
Total error of closure	=	1.675208
Error of closure in latitude	=	1/795616
Error of closure in departure	=	1/1258568
Area	=	2502044.51 Sq. Ft.
Area	=	57.439 Acres

I CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SUBDIVISION", LOCATED IN HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



G.P.S. PROJECT # 011-2017

G.P.S WEBSITE
WWW.GRUMMERT
SURVEYING.COM

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

PRAIRIE CREEK MEADOWS SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W,
AND THE NORTH 1/2 OF FRACTIONAL SECTION 19-T12N, R9W,
OF THE 6TH P.M., HALL COUNTY, NEBRASKA

N 1/4 CORNER, 20-T12N-R9W, FOUND
SURVEY MARKER, WITH LS-636 DISK
SE 101.53' SET GREEN TAB NAIL IN P.P.
SW 162.77' SET GREEN TAB NAIL IN P.P.
NW 135.00' SET GREEN TAB NAIL IN TOP OF BRACE POST

NW CORNER, 20-T12N-R9W, FOUND
SURVEY MARKER, WITH LS-636 DISK
NE 61.23' FOUND. NAIL X TOP CFP.
SW 57.14' FOUND. NAIL P.P.
SE 56.10' FOUND. NAIL P.P.

W 1/4 CORNER, 20-T12N-R9W, FOUND ALUM. CAP LS-263
N. 26.14' FOUND RED HEAD NAIL CFP
W. 100.58' FOUND SURVEY MARKER WITH LS 636 DISK
E. 102.58. FOUND A 1/2" PIPE

W 1/4 CORNER FRACTIONAL 19-T12N-R9W, FOUND
SURVEY MARKER, WITH LS 636 DISK
E. 100.58' FOUND ALUM. CAP LS-263
W. 33.39' FOUND NAIL C.F.P.
SW.77.90' FOUND NAIL C.F.P.



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M4

Krohn Subdivision

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Krohn Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Krohn Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the North Half (N1/2) of Section Four (4), Township Twelve (12) North, Range Nine (9) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 4.424 acres.

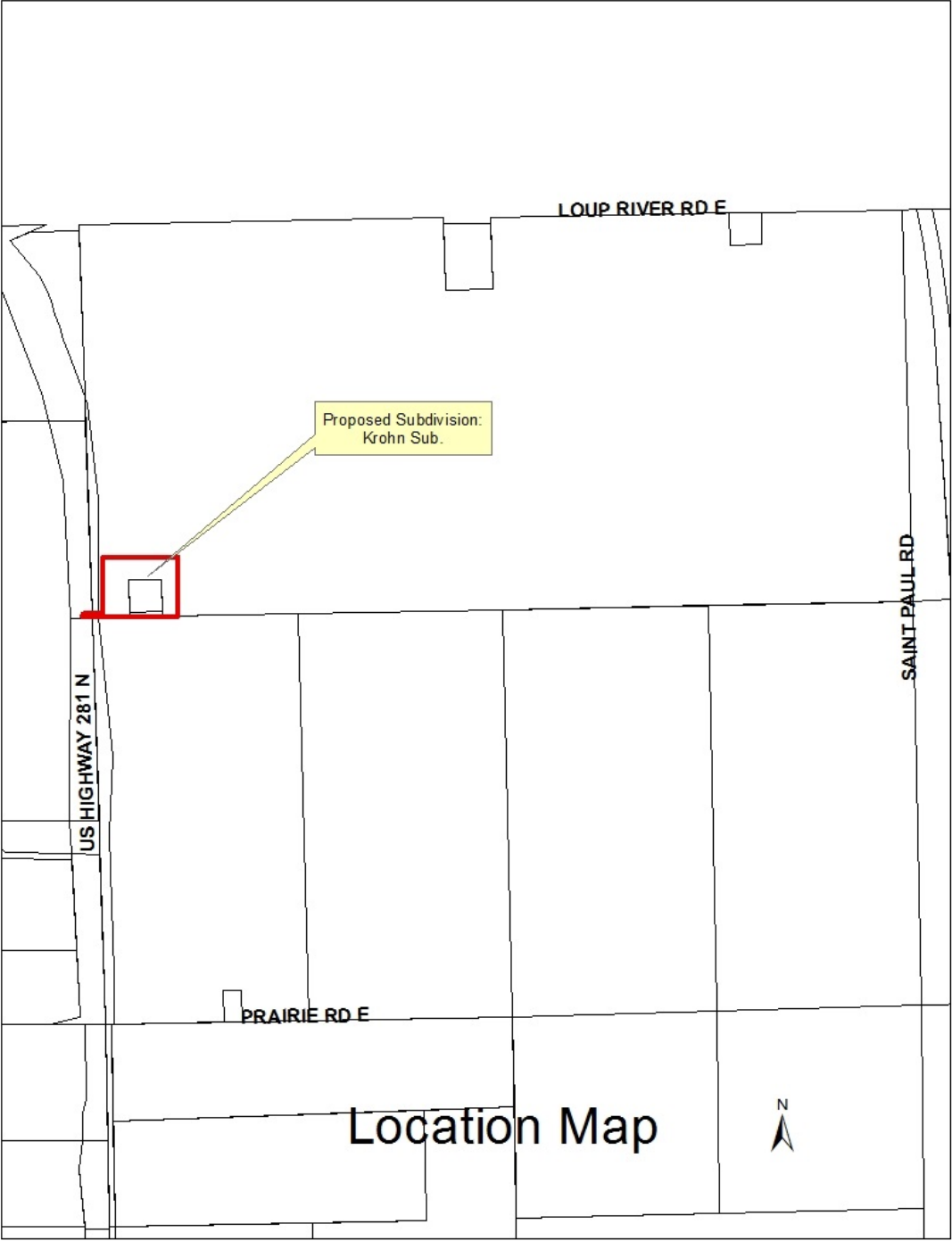
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

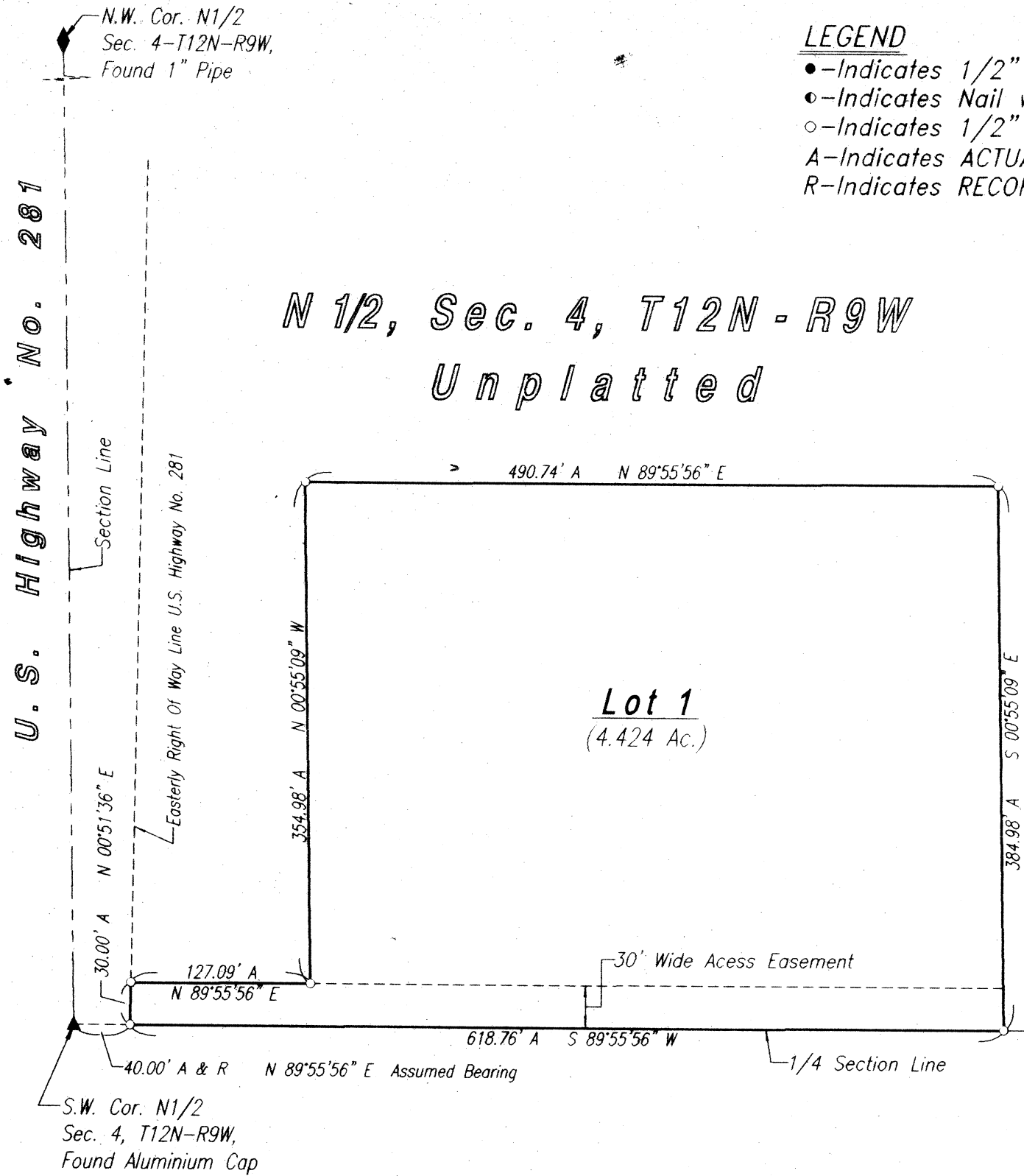
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

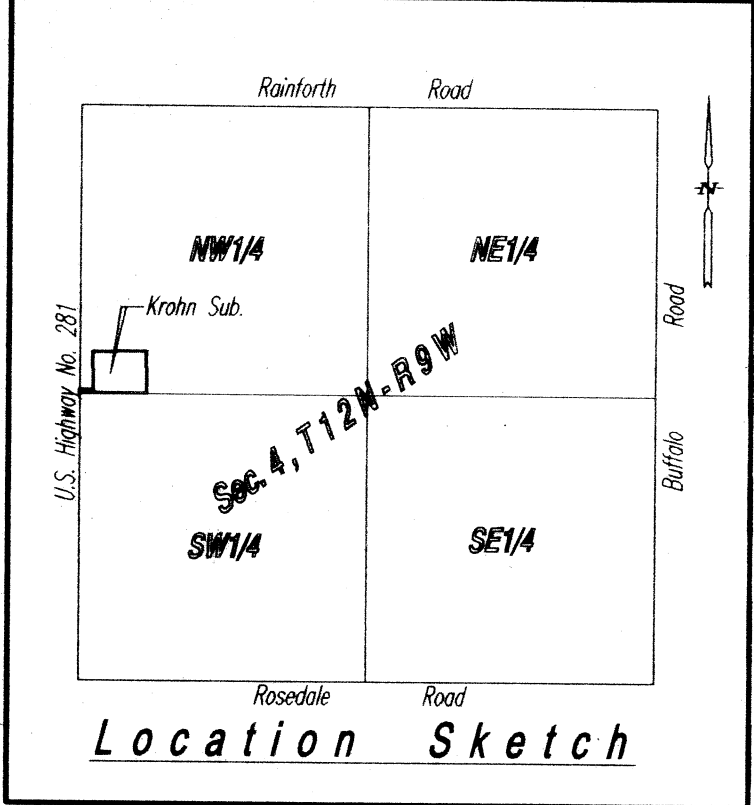
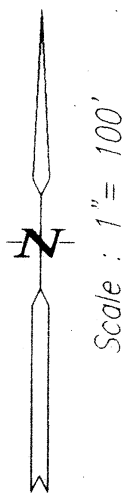
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







- LEGEND**
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 - ◐-Indicates Nail w/Disk Placed In Concrete Or Asphalt Surfacing
 - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 - A-Indicates ACTUAL Distance
 - R-Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the North Half (N1/2) of Section Four (4), Township Twelve (12) North Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of said North Half (N1/2); thence running easterly on the southerly line of said North Half (N1/2) on an Assumed Bearing of N89°55'56"E, a distance of Forty (40.00) feet, to a point on the easterly right of way line of U.S. Highway No. 281 to the ACTUAL Point of Beginning; thence running N00°51'36"E on the easterly right of way line of U.S. Highway No. 281 a distance of Thirty (30.00) feet; thence running N89°55'56"E a distance of One Hundred Twenty seven and Nine Hundredths (127.09) feet; thence running N00°55'09"W, a distance of Three Hundred Fifty Four and Ninety eight Hundredths (354.98) feet; thence running N89°55'56"E a distance of Four Hundred Ninety and Seventy Four Hundredths (490.74) feet; thence running S00°55'09"E a distance of Three Hundred Eighty Four and Ninety Eight Hundredths (384.98) feet, to a point on the southerly line of said North Half (N1/2); thence running S89°55'56"W on the southerly line of said North Half (N1/2) a distance of Six Hundred Eighteen and Seventy Six Hundredths (618.76) feet to the ACTUAL Point of Beginning and containing 4.424 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that ROBERT H. KROHN and CONNIE KAY KROHN, husband and wife, and KYLE MUSTION and AMELIA MUSTION, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'KROHN SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2017.

Surveyor's Certificate

I hereby certify that on August 15, 2017, I completed an accurate survey of 'KROHN SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Robert H. Krohn Connie Kay Krohn

Kyle Mustion Amelia Mustion

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2017.

Chairman Of The Board County Clerk

(Seal)

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2017, before me, _____ a Notary Public within and for said County, personally appeared ROBERT H. KROHN and CONNIE KAY KROHN, husband and wife, and KYLE MUSTION and AMELIA MUSTION, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____.

Notary Public (Seal)

KROHN SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M5

Hatti's Homestead Subdivision

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Hatti’s Homestead Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hatti’s Homestead Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the North Half of the Southeast Quarter (N1/2 SE ¼) of Section Twenty Seven (27), Township Nine (9) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 1.735 acres.

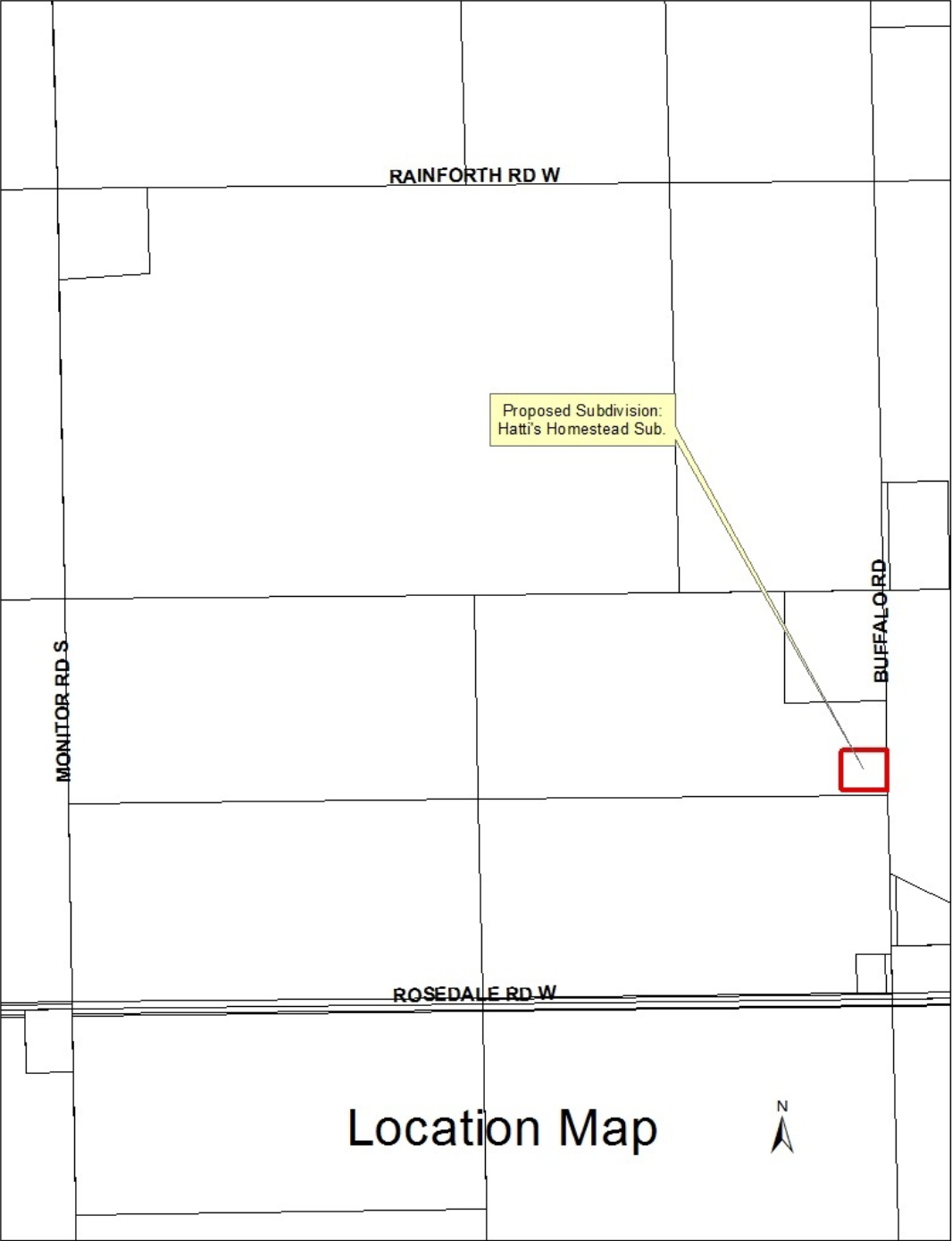
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

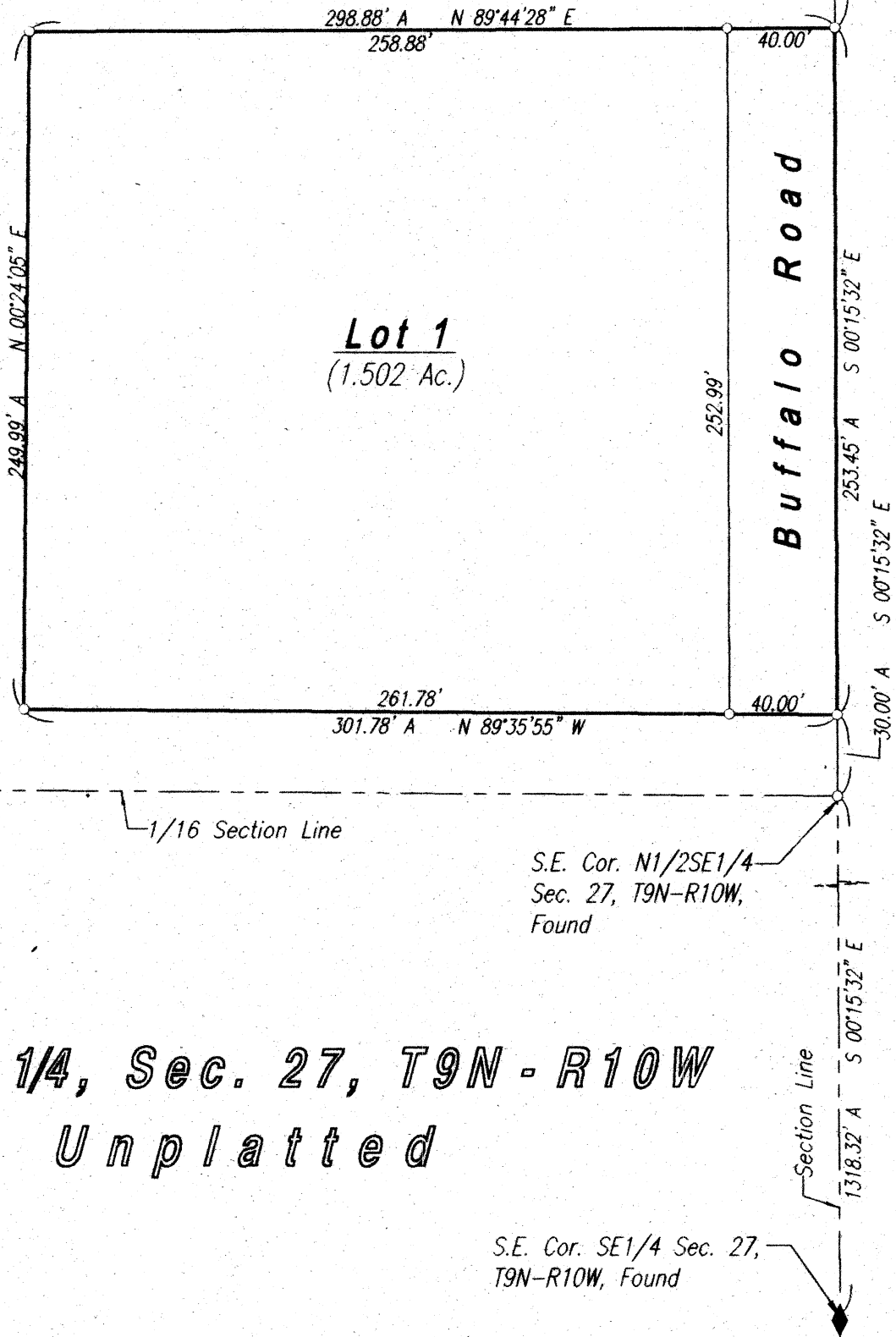
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
●-Indicates Nail w/Disk Placed In Concrete Or Asphalt Surfacing
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance

N1/2SE 1/4, Sec. 27, T9N - R10W
Unplatted



S1/2SE 1/4, Sec. 27, T9N - R10W
Unplatted

Legal Description

A tract of land comprising a part of the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty Seven (27), Township Nine (9) North Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the northeast corner of said South Half of the Southeast Quarter (N1/2SE1/4); thence running southerly on the east line of said Southeast Quarter on an Assumed Bearing of S00°15'32"E, a distance of One Thousand Thirty Two and Eighty Eight Hundredths (1032.88) feet, to the ACTUAL Point of Beginning; thence continuing S00°15'32"E on the east line of said South Half of the Southeast Quarter (N1/2SE1/4) a distance of Two Hundred Fifty Three and Forty Five Hundredths (253.45) feet; thence running N89°35'55"W a distance of Three Hundred One and Seventy Eight Hundredths (301.78) feet; thence running N00°24'05"E a distance of Two Hundred Forty Nine and Ninety Nine Hundredths (249.99) feet; thence running N89°49'28"E a distance of Two Hundred Ninety Eight and Eighty Eight Hundredths (298.88) feet, to the ACTUAL Point of Beginning and containing 1.735 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that JOANNE R. ADAMS, Trustee of the JoAnne R. Adams Revocable Trust being the owners of the land land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'HATTI'S HOMESTEAD SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.
IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this day of _____, 2017.

Surveyor's Certificate

I hereby certify that on August 15, 2017, I completed an accurate survey of 'HATTI'S HOMESTEAD SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

JoAnne R. Adams, Trustee Of The JoAnne R. Adams Revocable Trust

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2017.

Chairman Of The Board

County Clerk

(Seal)

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2017, before me, _____ a Notary Public within and for said County, personally appeared JOANNE R. ADAMS to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed and the voluntary act and deed of said Trust and that she was empowered to make the above dedication for and in behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____.

Notary Public

(Seal)

HATTI'S HOMESTEAD SUBDIVISION HALL COUNTY, NEBRASKA