



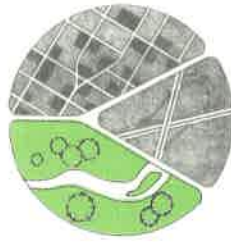
Hall County Regional Planning Commission

**Wednesday, November 1, 2017
Regular Meeting**

Item A1

Agenda 11-1-17

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 November 1, 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 October 11, 2017.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a site specific redevelopment plan for 320-322 N. Pine St., or the North One Half of Lot One (1) in Block Fifty-Five (55) in the Original Town, in the City of Grand Island, Hall County, Nebraska (C-06-2018GI)

5. Public Hearing – Rezoning – Grand Island – A request to rezone Lots 8, 9, and 10, in Block 10 of Packer and Barr's Subdivision located on the east side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential use to R-3 Medium Density Residential use in the City of Grand Island, Hall County, Nebraska. (C-03-2018GI)

6. Public Hearing – Rezoning – Grand Island – A request to rezone all of Lot 2 in Lassonde Second Subdivision located south of Capital Avenue and west of the Union Pacific Railroad tracks from R-3 Medium-Density Residential to R-3 SL Medium-Density Residential Small Lot in the City of Grand Island, Hall County, Nebraska. (C-04-2018GI)

7. **Public Hearing – Rezoning – Grand Island** – A request to rezone a portion of proposed JGMO Subdivision located south of Lake Street and west of south Locust Street from LLR Large Lot Residential to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-05-2018GI)
8. **Final Plat – JGMO Subdivision** – Located south of Lake Street and west of south Locust Street in Grand Island, Hall County, Nebraska (3 lots, 11.1 acres)
9. **Public Hearing – Rezoning- Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision 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)
10. **Final Plat – Meadow Lane 7th Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)
11. **Director's Report.**
12. **Next Meeting December 6, 2017.**
13. **Adjourn.**

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

**Staff Recommendation Summary
For Regional Planning Commission Meeting
November 1, 2017**

- 4. Public Hearing – Redevelopment Plan – Grand Island** – Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 1. This is a site specific redevelopment plan for 320-322 N. Pine St., or the North One Half of Lot One (1) in Block Fifty-Five (55) in the Original Town, in the City of Grand Island, Hall County, Nebraska (C-06-2018GI) Urban Island LLC, which operates Kinkaider Brewing Company, has proposed to renovate the first and second floors for commercial and residential space. A motion on Resolution 2018-04 is in order. (Hearing, Discussion, Action)
- 5. Public Hearing – Rezoning – Grand Island** – A request to rezone Lots 8, 9, and 10, in Block 10 of Packer and Barr’s Subdivision located on the east side of Boggs Avenue from Fourth Street to Fifth Street from R-2 Low-Density Residential use to R-3 Medium Density Residential use in the City of Grand Island, Hall County, Nebraska. (C-03-2018GI). T. C. Enck Builders is seeking the rezoning to place one duplex on each of two vacant lots. A motion is in order. (Hearing, Discussion, Action)
- 6. Public Hearing – Rezoning – Grand Island** – A request to rezone all of Lot 2 in Lassonde Second Subdivision located south of Capital Avenue and west of the Union Pacific Railroad tracks from R-3 Medium-Density Residential to R-3 SL Medium-Density Residential Small Lot in the City of Grand Island, Hall County, Nebraska. (C-04-2018GI) Grand Island Area Habitat for Humanity is seeking the rezoning to increase the number of buildable single-family home lots by 25 percent. A motion is in order. (Hearing, Discussion, Action)
- 7. Public Hearing – Rezoning – Grand Island** – A request to rezone a portion of proposed JGMO Subdivision located south of Lake Street and west of south Locust Street from LLR Large Lot Residential to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-05-2018GI) Owner LBJM LLC is seeking the rezoning to make the zoning consistent across all 11.1 acres. A motion is in order. (Hearing, Discussion, Action)
- 8. Final Plat – JGMO Subdivision** – Located south of Lake Street and west of south Locust Street in Grand Island, Hall County, Nebraska (3 lots, 11.1 acres) (Discussion, Action)

9. **Public Hearing – Rezoning- Grand Island** – A request to rezone part of Lot 1 and all of Lot 2 of proposed Meadow Lane Seventh Subdivision 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) This matter has been referred back from the Grand Island City Council. Niedfelt Property Management is seeking the rezoning for highway commercial development. A motion is in order. (Hearing, Discussion, Action)
10. **Final Plat – Meadow Lane 7th Subdivision** – Located north of Highway 34 and west of Shady Bend Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres) This item was approved by the Planning Commission at its September 6, 2017 meeting and is included in the packet for information only. No action is required. (Information)