



Hall County Regional Planning Commission

**Wednesday, December 6, 2017
Regular Meeting**

Item A1

Agenda 12-6-17

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, December 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 the November 1, 2017.

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan – Take Flight Investments LLC–
Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 209 W. Third, Grand Island, Hall County, Nebraska (C-07-2018GI)

5. Public hearing – One and Six Year Street Improvement Plan – Grand Island – Public hearing and action on the 2018 to 2023 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2018GI)

6. 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)

Consent agenda

7. Final Plat – Meadow Lane 7th Subdivision – Located north of Highway 34 and west of Shady Bent Road in the jurisdiction of Grand Island, in Hall County, Nebraska. (6 lots, 11.68 acres)

8. **Final Plat – TDKM Subdivision – Hall County** – located south of Platte River Drive and west of Hilltop Road in Hall County, Nebraska (1 lot, 1.02 acres)
9. **Final Plat – Walker Acres Subdivision – Hall County** – located south of Lepin Road and west of 190th Road in Hall County, Nebraska (1 lot, 3.4407 acres)
10. **Final Plat – Stacy Jo 2nd Subdivision – Wood River** – located south of Wood River Road and east of Cottonwood Street in the City of Wood River, in Hall County, Nebraska (1 lot, 0.551 acre)
11. **Election of New Officers**
12. **Director's Report.**
13. **Next Meeting January 3, 2017.**
14. **Adjourn.**

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

**Staff Recommendation Summary
For Regional Planning Commission Meeting
December 6, 2017**

- 4. Public Hearing – Redevelopment Plan – Take Flight Investments LLC–** Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 209 W. Third, Grand Island, Hall County, Nebraska. This is a redevelopment plan for the former Connie Swanson Photography building by Take Flight Investments LLC to develop commercial space on the first floor and upper-level housing on the mezzanine and second floor. A motion to approve Resolution 2018-05 is in order. (C-07-2018GI) (Hearing, Discussion, Action)
- 5. Public hearing – One and Six Year Street Improvement Plan – Grand Island –** Public hearing and action on the 2018 to 2023 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2018GI) (Hearing, Discussion, Action.)
- 6. Public hearing – Rezoning – Grand Island –** A request from Niedfelt Property Management 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, located between Highway 34 and Goldenrod Drive and west of Shady Bend Road in the jurisdiction of the City of Grand Island, Hall County, Nebraska (C-33-2017GI) (Hearing, Discussion, Action)

Consent agenda

- 7. Final Plat – Meadow Lane 7th Subdivision –** Located north of Highway 34 and west of Shady Bent 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)
- 8. Final Plat – TDKM Subdivision – Hall County –** located south of Platte River Drive and west of Hilltop Road in Hall County, Nebraska (1 lot, 1.02 acres) (Discussion, Action)
- 9. Final Plat – Walker Acres Subdivision – Hall County –** located south of Lepin Road and west of 190th Road in Hall County, Nebraska (1 lot, 3.4407 acres) (Discussion, Action)
- 10. Final Plat – Stacy Jo 2nd Subdivision – Wood River –** located south of Wood River Road and east of Cottonwood Street in the City of Wood River, in Hall County, Nebraska (1 lot, 0.551 acre) (Discussion, Action)