



Hall County Regional Planning Commission

Wednesday, April 4, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA AND NOTICE OF MEETING

Wednesday, April 4, 2018

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 March 14, 2018.

3. Request Time to Speak.

**Special Presentation-Central Nebraska Growth Foundation
Charleston-Ptak Award from Nebraska Chapter of the American
Planning Association**

4. Public Hearing Rezoning- Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. (C-16-2018GI)

5. Public Hearing – Rezoning – Hall County – Request to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska. (C-17-2018HC)

6. Public Hearing Blight Study and Redevelopment Plan –Wood River - Concerning a Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River including various areas of the community as shown in the study and plan. (C-18-2018WR)

7. Subdivision – Wilkinson Subdivision Hall County Preliminary and Final Plat– Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska. (3 lots, 8.69 acres). This property is zoned RC Restricted Commercial.

8. Discussion - Text Amendment of Hall County Zoning Resolution.
Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

9. Directors Report

10. Next Meeting May 2, 2018.

11. 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
April 4, 2018**

4. **Public Hearing Rezoning**- Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. They are proposing to build a new Arby's Restaurant on this site north of the existing building. Upon completion they will tear down the old restaurant and reconfigure the space as parking lot. (C-16-2018GI) (Hearing, Discussion, Action)
5. **Public Hearing – Rezoning – Hall County** – Request to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska. I approved this would create 6 additional residential lots near One-R School in Hall County. (C-17-2018HC) (Hearing, Discussion, Action)
6. **Public hearing – Blight Study and Redevelopment Plan –Wood River** - Concerning a Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River including various areas of the community as shown in the study and plan. (C-18-2018WR) (Hearing, Discussion, Action)
7. **Preliminary and Final Plat – Wilkinson Subdivision** – Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska. (3 lots, 8.69 acres). This property is zoned RC Restricted Commercial, sewer is available from the City of Grand Island and the sanitary improvement district. Water will be provided by private wells. The proposed development includes proposed sewer lines to serve properties to the west and easements for ingress and egress to provide access to those properties from U.S. Highway 281. The actual to that property along 281 is at the Platte River bridge and is unusable. (Discussion, Action)
8. **Text Amendment of Hall County Zoning Resolution**. Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. This is a continuation of the discussion of potential changes to the Hall County zoning regulations regarding livestock. No action is expected. This is an opportunity for the whole commission to discuss proposed changes in an open session prior to public hearing. (C-06-2017HC) (Discussion)