



Hall County Regional Planning Commission

Wednesday, May 2, 2018

Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA AND NOTICE OF MEETING

Wednesday, May 2, 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 April 4, 2018.

3. Request Time to Speak.

4. Public Hearing – Blight and Substandard Study – Grand Island –

Concerning a blight and substandard study for Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended) in the City of Grand Island, Nebraska. (C-19-2018GI)

5. Public Hearing Redevelopment Plan Grand Island Area 12 - Concerning a redevelopment plan amendment for Phase 2 of Copper Creek in CRA Area 12 south of Old Potash Highway and east of Engleman Road for the construction of streets, sewer, water and storm sewer and 80 additional houses and Substandard Study and Generalized Redevelopment Plan for the City of Grand Island including various areas of the community as shown in the study and plan. (C-20-2018GI)

Consent Agenda:

6. Subdivision – New Northwest Subdivision Hall County Final Plat-

Located north of One-R Road and west of North Road in the jurisdiction of Hall County, Nebraska. (1 lots, .81 acres). This property is zoned A1 Primary Agricultural Zone.

7. Subdivision – JTL Subdivision Hall County Final Plat- Located north of Platte River Drive and west of Alda Road in the jurisdiction of Hall County,

Nebraska. (1 lots, 2.979 acres). This property is zoned A1 Primary Agricultural Zone.

- 8. Subdivision – Bosselville Subdivision Grand Island ETJ Final Plat-** Located south of Wood River Road and west of U.S. Highway 281 in the jurisdiction of Grand Island, Nebraska. (2 lots, 25.591 acres). This property is zoned B2 General Business Zone.
- 9. Subdivision – Copper Creek 10th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska. (9 lots, 2.08 acres). This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Preliminary Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Critel Subdivision Wood River Final Plat-** Located north of Eleventh Street and west of Elm Street in the jurisdiction of Wood River, Nebraska. (2 lots, 1.378 acres). This property is zoned TA Transitional Agriculture Zone.
- 12. Subdivision – Fugate Subdivision Grand Island Final Plat-** Located north of State Road, west of U.S. Highway 281 and east of Diers Ave. in the jurisdiction of Grand Island, Nebraska. (2 lots, 1.44 acres). This property is zoned B2 General Business Zone.
- 13. Subdivision- Stander Subdivision Grand Island Final Plat –** Located south of 13th Street and west of North Road in the jurisdiction of Grand Island, Nebraska. (4 lots, 20.063 acres). This property is zoned R1 Suburban Residential.
- 14. 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)

15. Directors Report

16. Next Meeting June 6, 2018.

17. 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
May 2, 2018**

- 4. Public Hearing – Blight and Substandard Study - Grand Island**
Commissioned by Fred Hoppe on 28.42 acres of property between Capital Avenue and 12th Street west of the Central Nebraska Railroad line in northeast Grand Island., This area is largely vacant and undeveloped despite the proximity long time developed property. Hoppe is seeking to have the area declared blighted and substandard. A redevelopment project could then be brought forward. Resolution No. 2018-08 is before the commission for possible approval. (C-19-2018GI) (Hearing, Discussion, Action)

- 5. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for Community Redevelopment Authority Area 12. This redevelopment plan amendment is for the Phase 2 of the Copper Creek development and would permit the use of TIF for 80 additional single family homes within the development. The home will have an initial sales price of \$185,000 for 1300 to 1500 square foot homes with unfinished basements. The tax increment created by the new homes would be used to offset the costs of streets, sewer, water, storm sewer and site grading for the development. A motion on Resolution 2018-09 s in order. (C-20-2018GI) (Hearing, Discussion, Action)

- 6. Subdivision – New Northwest Subdivision Hall County Final Plat-** Located north of One-R Road and west of North Road in the jurisdiction of Hall County, Nebraska. (1 lots, .81 acres). This is a proposed site for an electric substation. This property is zoned A1 Primary Agricultural Zone

- 7. Subdivision – JTL Subdivision Hall County Final Plat-** Located north of Platte River Drive and west of Alda Road in the jurisdiction of Hall County, Nebraska. (1 lots, 2.979 acres). This splits an existing farmstead from a tract of 20 acres or more. This property is zoned A1 Primary Agricultural Zone.

- 8. Subdivision – Bosselville Subdivision Grand Island ETJ Final Plat-** Located south of Wood River Road and west of U.S. Highway 281 in the jurisdiction of Grand Island, Nebraska. (2 lots, 25.591 acres). This will separate the parking lot west of the truck center from the truck center. Private water is available from the Bosselman water system. Sewer is available either from the city through the tap district or through the private system maintained by Bosselmans. This property is zoned B2 General Business Zone

- 9. Subdivision – Copper Creek 10th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska. (9 lots, 2.08 acres). This property is served by city sewer and water and the streets are 37' residential streets. This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Preliminary Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This development is proposed with individual well and septic systems. Access onto Stuhr Road will be limited with the subdivision agreement at the time of the final plat. This property is zoned LLR Large Lot Residential. The property is adjacent to the Grand Island City limits and is being submitted as an addition to the City of Grand Island.
- 11. Subdivision – Critel Subdivision Wood River Final Plat-** Located north of Eleventh Street and west of Elm Street in the jurisdiction of Wood River, Nebraska. (2 lots, 1.378 acres). This property is zoned TA Transitional Agriculture Zone.
- 12. Subdivision – Fugate Subdivision Grand Island Final Plat-** Located north of State Road, west of U.S. Highway 281 and east of Diers Ave. in the jurisdiction of Grand Island, Nebraska. (2 lots, 1.44 acres). This property is zoned B2 General Business Zone.
- 13. Subdivision- Stander Subdivision Grand Island Final Plat –** Located south of 13th Street and west of North Road in the jurisdiction of Grand Island, Nebraska. (4 lots, 20.063 acres). This development proposed has 4 lots, 3 of which the City is considering for purchase. The fourth lot may have additional subdivision. This property is zoned R1 Suburban Residential. The property is adjacent to the Grand Island City limits and is being submitted as an addition to the City of Grand Island.
- 14. 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)