



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA AND NOTICE OF MEETING
Wednesday, June 6, 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 May 2, 2018.

3. Request Time to Speak.

4. Public Hearing- Hall County One & Six year Road Plan - concerning adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024 (C-21-2018HC).

5. Public Hearing - 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)

Consent Agenda:

6. Subdivision – Carey Subdivision Grand Island Final Plat- Located north of Bismark Road E. and west of Stuhr Road S in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.

7. Subdivision – Copper Creek 11th 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 (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential.

8. Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat - Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This property is zoned R2 Low Density Residential.

9. Subdivision – Copper Creek 13th Estates Subdivision Grand Island Final Plat- Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2

Low Density Residential.

- 10. Subdivision – Fonner Subdivision Grand Island Final 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 – Knuth Acres Subdivision Grand Island Final Plat-** Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone.
- 12. Subdivision – MCK Estates Subdivision Grand Island Final Plat-** Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone.
- 13. Subdivision – Nelson Subdivision Hall County Final Plat-** Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69acres). This property is zoned A-1 Agricultural Zone – Primary District.
- 14. Subdivision- Prairie Creek Meadows 2nd Subdivision Hall County Final Plat –** Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (4 lots, 6.359 acres). This property is zoned PUD Planned Unit Development.
- 15. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat —** Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska, Nebraska. (4 lots, 33.57 acres). This property is zoned B2 General Business Zone.
- 16. Subdivision- RCI Subdivision Grand Island Final Plat –** Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone.
- 17. Subdivision- Rief Acres Subdivision Grand Island Final Plat –** Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned GWC Gateway Corridor Zone.
- 18. Subdivision- Schup Subdivision Hall County Final Plat –** Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone.
- 19. Directors Report**
- 20. Next Meeting July 11, 2018.**
- 21. 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
June 6, 2018**

- 4. Public Hearing – One and Six Year Road Plan – Hall County** – Public hearing and action on Hall County’s 2019 to 2024 road improvement plan. Hall County Engineer Steve Riehle will present the plan. A motion is in order. (C-21-2018HC) (Hearing, Discussion, Action)

- 5. Public Hearing -- 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. See full memo. (C-06-2017HC) (Hearing, Discussion Action)

- 5. Subdivision – Carey Subdivision Grand Island Final Plat-** Located north of Bismark Road E. and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.

- 6. Subdivision – Copper Creek 11th 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 (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.

- 7. Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat** - Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.

- 8. Subdivision – Copper Creek 13th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.

- 9. Subdivision – Fonner View Estates Subdivision Grand Island Final 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. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and

water are not available.

- 10. Subdivision – Knuth Acres Subdivision Grand Island Final Plat-**
Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and water are not available.
- 11. Subdivision – MCK Estates Subdivision Grand Island Final Plat-**
Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone. This is along an existing County road and not adjacent to the Doniphan Village limits. Sewer and water are not available.
- 12. Subdivision – Nelson Subdivision Hall County Final Plat-** Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69 acres). This property is zoned A-1 Agricultural Zone – Primary District. This is a one time split from a tract of 80 acres and splitting an existing farmstead from a tract of more than 20 acres.
- 13. Subdivision- Prairie Creek Meadows 2nd Subdivision Hall County Final Plat –** Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots, 33.57 acres). This property is zoned PUD Planned Unit Development.
- 14. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat —**
Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska, Nebraska. (4 lots, 6.359 acres). This property is zoned B2 General Business Zone. Sewer and water are available to the subdivision. No new streets are planned with this development.
- 15. Subdivision- RCI Subdivision Grand Island Final Plat –** Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone. Sewer and water are available to the lot fronting onto Locust and could be extended to the east.
- 16. Subdivision- Rief Acres Subdivision Grand Island Final Plat –** Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned TA Transitional Agriculture. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and

water are not available.

- 17. Subdivision- Schup Subdivision Hall County Final Plat** – Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone. This subdivision was originally approved in 2014 but was not filed in a timely manner so has been resubmitted.