



Hall County Regional Planning Commission

Wednesday, January 2, 2019
Regular Meeting

Item A1

Agenda

Staff Contact:



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, January 2, 2019

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 December 5, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI).

- 5. Public hearing – One and Six Year Street Improvement Plan – Grand Island –** Public hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2019GI)

- 6. Public Hearing – Zoning Change** Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1-Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island (C-09-2019GI)

- 7. Public Hearing Text Amendment** Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to the Definition of the Central Business District

and the addition of Section 36-107 Public Facilities. (C-10-2019GI)

Consent Agenda:

8. Final Plat – Brach’s Seventh Subdivision Grand Island- Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential.

9. Directors Report

10. Next Meeting February 6, 2019.

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
January 2, 2019**

- 4. Redevelopment Plan – Orchard LLC/Hoppe Homes P.C. – Paramount Development LLC.**– Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI). **See full recommendation and attached redevelopment plan.**
- 5. One and Six Year Street Improvement Plan – Grand Island** – Public hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2019GI) City staff is recommending approval **See attached presentation.**
- 6. Zoning Change** Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1-Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island (C-09-2019GI) **See full recommendation with the attached staff memo.**
- 7. Public Hearing Text Amendment** Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to the Definition of the Central Business District and the addition of Section 36-107 Public Facilities. (C-10-2019GI) **See full recommendation with the attached staff memo.**
- 8. Final Plat – Brach’s Seventh Subdivision Grand Island-** Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential. This will consolidate 4 parcels and clear up potential title issues with the property related to transfers between the property owners and City more than 40 years ago. Staff is recommending approval.
- 9. Directors Report**
- 10. Next Meeting February 6, 2019.**