



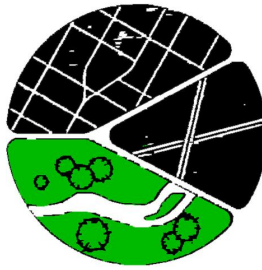
Hall County Regional Planning Commission

**Wednesday, April 3, 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, April 3, 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 March 13, 2019.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan – Wald 12 Properties LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third (Greenburgers Building); for commercial space and upper story residential development in Grand Island Hall County Nebraska. (C-16-2019GI).

- 5. Public Hearing – Zoning Change-** Concerning a rezoning of a portion of the NW ¼ of the NW ¼ of 8-10-9 from TA Transitional Agriculture District to B2 General Business in the jurisdiction of the Grand Island, Nebraska. This property is located south of Wildwood Drive and east of U.S. Highway 281. (C-18-2019HC)

- 6. Public Hearing – Zoning Change-** Concerning Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone in Grand Island, Hall County, Nebraska. This property is located north of the Wood River between Ponderosa Drive and U.S. Highway 281. (C-17-2019GI)

Consent Agenda:

- 7. Final Plat – Lewis Acres Subdivision Grand Island-** A Tract of Land Consisting of All of Lot 1, Greenscape Inc. Subdivision, Grand Island And Part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Eight (8), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska.
- 8. Final Plat – Ponderosa Village 2nd Subdivision Grand Island-** A Replat of All of Outlot “A”, Ponderosa Lake Estates Third Subdivision; Part of Vacated James Road and All of Outlot “C1” Ponderosa Lake Estates Fourth Subdivision; All of Lot 1 and All of Outlot “A”, Ponderosa Lake Estates Seventh Subdivision; And Part of Lot 1, All of Lot 2, 3, And 4, Ponderosa Village Subdivision, All in the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M., in the City of Grand Island, Hall County, Nebraska
- 9. Final Redevelopment Plan and Plat – Meadow View Subdivision Hall County-** Concerning an rezone a portion of the NW ¼ of 23-12-12 from A1 Primary Agricultural District to PUD Planned Unit Development in Hall County, Nebraska. This property is located south of Nebraska Highway 2 and east of Cameron Road. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-15-2019HC)

10. Directors Report

11. Next Meeting May 1, 2019.

12. 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 3, 2019**

- 4. Public Hearing – Redevelopment Plan – Wald 12 Properties LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. 3rd Street (Greenburgers Building); for commercial space and upper story residential development in Grand Island Hall County Nebraska (C-16-2019GI). **See Full Recommendation.**
- 5. Public Hearing – Zoning Change** - Concerning a rezoning of a portion of the NW ¼ of the NW ¼ of 8-10-9 from TA Transitional Agriculture District to B2 General Business in the jurisdiction of the Grand Island, Nebraska. This property is located south of Wildwood Drive and east of U.S. Highway 281 (C-18-2019HC). **See Full Recommendation**
- 6. Public Hearing – Zoning Change** - Concerning Ponderosa Lake Estates Fourth Subdivision Outlot C1 from RD Residential Development Zone to RO Residential Office Zone in Grand Island, Hall County, Nebraska. This property is located north of the Wood River between Ponderosa Drive and U.S. Highway 281. (C-17-2019GI). **See Full Recommendation**
- 7. Final Plat –Lewis Acres Subdivision Grand Island** - A Tract of Land Consisting of All of Lot 1, Greenscape Inc. Subdivision, Grand Island And Part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Eight (8), Township Ten (10) North, Range Nine (9) West of the 6th P.M, Hall County, Nebraska. Located south of Wildwood Drive and east of U.S. Highway 281 (1 lot, 33.314 acres). This property is zoned TA-Transitional Agricultural Zone and B2 General Business Zone.
- 8. Final Plat –Ponderosa Village 2nd Subdivision Grand Island** - A Replat of All of Outlot “A”, Ponderosa Lake Estates Third Subdivision; Part of Vacated James Road and All of Outlot “C1” Ponderosa Lake Estates Fourth Subdivision; All of Lot 1 and All of Outlot “A”, Ponderosa Lake Estates Seventh Subdivision; And Part of Lot 1, All of Lot 2, 3, And 4, Ponderosa Village Subdivision, All in the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. Located north of the Wood River, east of Ponderosa Drive and west of U.S. Highway 281 (3 lots, 15.205 acres). This property is zoned RO-Residential Office Zone and RD-Residential Development Zone
- 9. Final Redevelopment Plan and Plat – Meadow View Subdivision Hall County-** This property is located south of Nebraska Highway 2 and east of Cameron Road. This is the final development plan and plat for the Planned Unit Development approved by the Hall County Board of Supervisors April 2, 2019. Copies of the proposed plans are available at the Hall County Regional Planning Department (C-15-2019HC).
- 10. Directors Report**
- 11. Next Meeting May 1, 2019**