



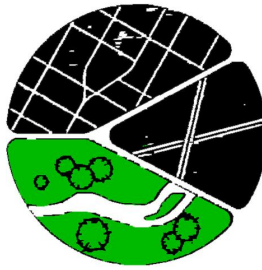
Hall County Regional Planning Commission

**Wednesday, June 5, 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, June 5, 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 May 1, 2019.**

- 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 2020-2025 (C-27-2019HC).**

- 5. Public Hearing – Substandard and Blight Study:** Concerning a study to determine if the proposed CRA Area #16 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #16 is approximately 569.09 acres of property in northern Grand Island north of State Street and east of Webb Road including the all of the Central Nebraska Veterans Home property (C-24-2019GI).

- 6. Public Hearing – Substandard and Blight Study:** Concerning a study to determine if the proposed CRA Area #29 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #29 is approximately 33.18 acres of property in southern Grand Island south of Wildwood Drive and east of U.S. Highway 281 including the former Lewis Greenscape property (C-25-2019GI).

- 7. Public Hearing – Text Amendment-Grand Island** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone relative to the required setbacks Section 36-102 Landscaping Requirements relative to the R-3SL Medium Density Small Lot Zone, B-3 Heavy Business Zone and additions and enlargements of existing improvements in any zoning district. (C-26-2019GI)

Consent Agenda:

- 8. Preliminary Plat – Ellington Pointe- Grand Island-** A Tract of Land Consisting of all of Lot 2 Hanover Second Subdivision and all of Lot 4 Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road.
- 9. Final Plat – Five-H Ranch Subdivision Hall County-** A Tract of Land consisting of part of the Southeast Quarter (SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M, Hall County, Nebraska. West of 130th Road and north of Schimmer Drive.
- 10. Final Plat – Peters Ventures Subdivision Hall County-** A Tract of Land consisting of part of the Northeast Quarter (NE ¼) of Section Twenty Eight (28), Township Twelve (12) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska. West of Monitor Road and south of White Cloud Road.

11. Budget

12. Directors Report

13. Next Meeting July 3, 2019.

14. 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 5, 2019**

- 4. Public Hearing – One and Six Year Road Plan – Hall County –** Public hearing and action on Hall County's 2020 to 2025 road improvement plan. Hall County Engineer Steve Riehle will present the plan. A motion is in order. (C-27-2018HC) (Hearing, Discussion, Action)
- 5. Public Hearing – Substandard and Blight Study:** Concerning a study to determine if the proposed CRA Area #16 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #16 is approximately 569.09 acres of property in northern Grand Island north of State Street and east of Webb Road including the all of the Central Nebraska Veterans Home property (C-24-2019GI). See Full Recommendation (Hearing, Discussion Action)
- 6. Public Hearing – Substandard and Blight Study:** Concerning a study to determine if the proposed CRA Area #29 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #29 is approximately 33.18 acres of property in southern Grand Island south of Wildwood Drive and east of U.S. Highway 281 including the former Lewis Greenscape property (C-25-2019GI). See Full Recommendation (Hearing, Discussion Action)
- 7. Public Hearing -- Text Amendment to The Grand Island Zoning Regulations.** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone relative to the required setbacks Section 36-102 Landscaping Requirements relative to the R-3SL Medium Density Small Lot Zone, B-3 Heavy Business Zone and additions and enlargements of existing improvements in any zoning district. (C-26-2019GI) See Full Recommendation (Hearing, Discussion Action)
- 8. Preliminary Plat – Ellington Pointe- Grand Island-** A Tract of Land Consisting of all of Lot 2 Hanover Second Subdivision and all of Lot 4 Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road. The property is zoned both R3 Medium Density Residential and R1 Suburban Density Residential. All proposed street are 37' concrete curb and gutter. Sewer and Water will be extended to serve all lots.
- 9. Final Plat – Five-H Ranch Subdivision Hall County-** A Tract of Land consisting of part of the Southeast Quarter (SE ¼) of Section Thirty Two (32), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M, Hall County, Nebraska. West of 130th Road and north of Schimmer Drive.

The property is zoned A1 Primary Agriculture. This splits and existing farmstead from a tract of 20 acre or more.

10. Final Plat – Peters Ventures Subdivision Hall County- A Tract of Land consisting of part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty Eight (28), Township Twelve (12) North, Range Ten (10) West of the 6th P.M, Hall County, Nebraska. West of Monitor Road and south of White Cloud Road. This property is zoned A2 Secondary Agriculture. The minimum lot size for a parcel in the A2 zoning district is 3 acres. This meets the minimum requirements for a new lot.