



Hall County Regional Planning Commission

Wednesday, October 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, October 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 September 4, 2019.**

- 3. Request Time to Speak.**

- 4. Presentation of the 2019 Community Beautification Award(s)**

- 5. Public Hearing Redevelopment Plan Grand Island Area 12 -** Concerning a redevelopment plan amendment for Phase 3 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 212-226 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-01-2020GI)

- 6. Public Hearing – Zoning Change:** Concerning lot 5 of H. G. Clarks Addition (721 W 9th Street), from R4-High Density Residential to B2- General Business Zone in Grand Island, Hall County, Nebraska. This property is located south of 9th Street and east Eddy Street. (C-02-2020GI)

- 7. Final Plat – GIPS South – Grand Island-** A tract of land located south of Grand Island Senior High School between Custer Avenue and Lafayette Avenue north of State Street. The proposed plat will replat the property into 7 lots and one outlot.

8. Final Plat – Prairie Commons Fourth – Grand Island- A tract of land comprised of all of Lot 2 Block 1 of Prairie Commons Third Subdivision in the City of Grand Island, Hall County Nebraska. Located south of Husker Highway and west of Ewoldt Street.

9. Directors Report

- a. Community Beautification
- b. Election of Officers

10. Next Meeting November 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
October 2, 2019**

- 4. 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 3 of the Copper Creek development and would permit the use of TIF for 212-226 additional single family homes within the development. The home will have an initial sales price of \$189,500 and \$218,850 for 1300 to 1500 square foot homes. 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 2020-01 is in order. (C-01-2020GI) (Hearing, Discussion, Action)
- 5. Public hearing – Rezoning – Grand Island** – A request from Juan and Elena Montejo to rezone lot 5 of H. G. Clarks Addition (721 W 9th Street), from R4-High Density Residential to B2- General Business Zone in Grand Island, Hall County, Nebraska. This property is located south of 9th Street and east Eddy Street. (C-02-2020GI) (Hearing, Discussion, Action)
- 6. Final Plat – The GIPS South Subdivision – Grand Island-** A tract of land comprised property located between Custer Avenue and Lafayette Avenue north of State Street and south of and including the vacated College all in Grand Island, Hall County, Nebraska. This subdivision combines a variety of lots and blocks and vacated right of way underlying the Grand Island Senior High Memorial Stadium and adjoining buildings and uses to provide for a single lot for each use. The final plat is seven lots and one outlot and 21.28 acres. This property is zone R4- High Density Residential.
- 7. Prairie Commons Fourth** – Grand Island- A tract of land comprised of all of Lot 2 Block 1 of Prairie Commons Third Subdivision in the City of Grand Island, Hall County Nebraska. Located south of Husker Highway and west of Ewoldt Street. The final plat is 2 lots and 18.896 acres. The property is zoned RO – Residential Office Zone. City sewer, water and streets will be available to the development.