



# **Hall County Regional Planning Commission**

**Wednesday, January 8, 2020  
Regular Meeting**

## **Item A1**

### **Agenda 1/8/20 Meeting**

**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 8, 2020**

**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 3, 2019.**

3. **Request Time to Speak.**

4. **Public Hearing-Zoning Change-Superbowl Subdivision** – Lot 1 of Superbowl Subdivision 641 S. Cherry Street from CD Commercial Development Zone to Amended CD Commercial Development Zone and RD Residential Development Zone. (C -06-2020GI)

Preliminary and Final Plat of Nikodym Subdivision

5. **Public Hearing-Zoning Change- Part of the NW ¼ Section 14, Township 11 north Range 10 west of the 6<sup>th</sup> P.M.**– Approximately 138 acres south of 13<sup>th</sup> Street east of Engleman Road from TA Transitional Agriculture to R1- Suburban Residential Zone. (C - 07-2020GI)

6. **Public Hearing-Redevelopment Plan Amendment- Tabitha Grand Island Inc. Prairie Commons Phase 3-** Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase 3 of the Prairie Commons development. The request from Tabitha Grand Island Inc. for redevelopment of 1 lot west of Ewoldt Street and south of Husker Highway for senior living facilities including independent living, assisted living, memory care and skilled nursing care. (C-08-2020GI)

7. **Public Hearing-Zoning Change- Readoption of the Wood River Zoning Map with proposed changes–** Readoption of the Wood River Zoning map incorporating all amendments and annexations since October 31, 2018 and making changes to some zoning districts to better accommodate the growth and development of the city.(C -09-2020WR)
8. **Public Hearing-Regulation Change- Chapter 36 of the Grand Island City Code Article XI Wireless Communications Towers-** Consideration of proposed changes to Chapter 36 sections 168 to 187 regarding regulations for wireless communications towers. (C -10-2020GI)
9. **Director's Report**
  - a. Nebraska Planning Conference March 4-6
- 10.**Next Meeting February 5, 2020.**
- 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 8, 2020**

- 4. Public Hearing-Zoning Change-Superbowl Subdivision** – Lot 1 of Superbowl Subdivision 641 S. Cherry Street from CD Commercial Development Zone to Amended CD Commercial Development Zone and RD Residential Development Zone. (C -06-2020GI) (Hearing, Discussion, Action) **See Full Recommendation**

**Preliminary and Final Plat of Nikodym Subdivision** A replat of Superbowl Subdivision creating 3 lots including 1 for the existing bowling alley to be used as a the library and museum for a car club and reception hall, one lot north of the existing building for a single family home and a 3 lot to the north and west of the existing building reserved for future residential development.

- 5. Public Hearing-Zoning Change- Part of the NW ¼ Section 14, Township 11 north Range 10 west of the 6<sup>th</sup> P.M.**– Approximately 138 acres south of 13<sup>th</sup> Street east of Engleman Road from TA Transitional Agriculture to R1-Suburban Residential Zone. (C -07-2020GI) (Hearing, Discussion, Action) **See Full Recommendation**

- 6. Public Hearing-Redevelopment Plan Amendment- Tabitha Grand Island Inc. Prairie Commons Phase 3-** Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase 3 of the Prairie Commons development. The request from Tabitha Grand Island Inc. calls for redevelopment of the western most lot of Prairie Commons Subdivision west of Ewoldt Street south of Husker Highway for senior housing. Tax increment financing will we used for acquisition, public infrastructure, grading and site preparation. (C-08-2020GI) (Hearing, Discussion, Action) A motion on Resolution 2020-04 is in order. **See Full Recommendation**

- 7. Public Hearing – Readoption of Zoning Map – Wood River–** Public Hearing to re-adopt the City of Wood River Zoning Map, with proposed changes due to annexation as produced using the Hall County Geographic Information System. The proposed map does change the zoning on two blocks north and west of downtown from commercial to residential to better reflect the exist uses on those properties. (C-09-2020WR) (Hearing, Discussion, Action) **See Full Recommendation**

- 8. Public Hearing-Regulation Change- Chapter 36 of the Grand Island City Code Article XI Wireless Communications Towers-** Consideration of proposed changes to Chapter 36 sections 168 to 187 regarding regulations for wireless communications towers. This is an update to the

telecommunication section of the zoning regulations and will result in a regulations that reflect the current state of technology and are compliant with state and federal regulations. City staff has been working with Bob Duchon, an attorney with River Oaks Communications Corporation of Colorado Springs CO for the last year regarding updates to this section of the regulations. (C -10-2020GI) (Hearing, Discussion, Action) **See Full Recommendation**

9. **Director's Report** Nebraska Planning Conference Kearney March 4-6 and moving the March meeting.