



Hall County Regional Planning Commission

**Wednesday, March 11, 2020
Regular Meeting**

Item A1

Agenda - Meeting 3-11-2020

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, March 11, 2020

6:00 p.m.

City Hall— 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 February 5, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing- Grand Island Zoning Code Change- Proposed changes to section 26-102 (B)** Proposed changes would clarify language regarding properties that are exempt from the Landscaping Requirements section of the code and add a corridor along Old Potash Highway to the exempted districts. (C -13-2020GI)

- 5. Public Hearing-Redevelopment Plan Amendment- CRA Area 16- Veterans Home Property** - Concerning a redevelopment plan for CRA Area No. 16 to authorize the Grand Island CRA to enter into a contract with the State of Nebraska and White Lotus Group for transfer of the Veterans Home property. (C-12-2020GI)

- 6. Final Plat – D.Skeen Subdivision-Alda-** Located west of Chestnut Street and north of Pine Street in Alda, Nebraska. (3 lots, 0.482 acres). This property is zoned R6 Multiple Family Residential.

- 7. Final Plat – Copper Creek Estates Sixteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (16 lots, 4.086 acres). This property is zoned R2 Low Density Residential.

8. Director's Report

- a. Nebraska Planning Conference March 4-6

9. Next Meeting April 1, 2020.

10. 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
March 11, 2020**

- 4. Public Hearing – Proposed Changes to Landscaping Regulations Chapter 36-102 – City of Grand Island** Public hearing and action to make a recommendation on proposed amendments to the applicability section of the landscaping regulations. Proposed changes would exempt landscaping requirements along the section of Old Potash Highway proposed for widening between Webb Road and North Road. These changes will also clarify exemptions based on business improvement districts created for the purpose of landscaping in Grand Island, Nebraska (C-13-2020GI). Hearing Discussion Action **See staff memo.**
- 5. Public Hearing – Redevelopment Plan CRA Area #16 Nebraska Veterans Home – City of Grand Island** Public hearing and action to make a recommendation on a proposed redevelopment plan that would allow the Grand Island CRA to accept donation of the remaining State owned Veterans Home Property at 2206-2306 W. Capital Avenue and transfer the property to the White Lotus Group for redevelopment. This redevelopment plan does not authorize the use of tax increment financing. (C-12-2020GI). Hearing Discussion Action **See staff memo.**
- 6. Final Plat – D Skeen Subdivision Alda-** Located north of Pine Street and west of Chestnut Street in Alda, Nebraska. (3 lots, 0.482 acres). This property is zoned R6 Multiple Family Residential. There are 3 houses on two lots. The Village is working with the owners to determine if utilities are separated. This will allow the houses to be sold separately. This will create 2 lots that do not meet the minimum requirements for lot width and size similar to what has been approved on other properties with 2 existing homes in Grand Island.
- 7. Final Plat – Copper Creek Estates Sixteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (16 lots, 4.086 acres). This property is zoned R2 Low Density Residential. This is the next phase of Copper Creek Subdivision.
- 8. Directors Report**
- 9. Next Meeting April 1, 2020.**