



Hall County Regional Planning Commission

Wednesday, May 6, 2020
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM
Council Chambers

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

**Wednesday, May 6, 2020
Regular Meeting**

Item A1

Agenda - May 6, 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, May 6, 2020

6:00 p.m.

City Hall— Grand Island

Also Due To COVID-19 Restrictions on Gatherings this meeting will be held on Zoom. Directions for joining via Zoom are available from the planning department. Call 308 3785-5240 or email regionalplanning@grand-island.com for instructions.

- 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 April 1, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing-Redevelopment Rezoning- Lot 3 Nikodym Subdivision-** Concerning a change of zone on property described as Lot 3 Nikodym Subdivision in the City of Grand Island, Hall County, Nebraska from RD Residential Development Zone to Amended RD Residential Development Zone This property is located north of Bismark Avenue and east of Cherry Street and will create a new lot east of the old Superbowl for a natural gas line installation. (C-15-2020GI).

a. Nikodym Second Subdivision

- 5. Next Meeting June 3, 2020.**

- 6. 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
May 6, 2020**

- 4. Public Hearing-Zoning Change- Nikodym Subdivision** – Lot 3 Nikodym Subdivision from Residential Development Zone (RD) to Amended Residential Development Zone (RD). (C -15-2020GI) (Hearing, Discussion, Action) **See Full Recommendation**

Final Plat of Nikodym 2nd Subdivision A Replat Of All Of Lot 3, Nikodym Subdivision in the City of Grand Island Hall County, Nebraska. Lot 1 will be used for a Utility Substation. Lot 2 will be reserved for future development and is restricted until such time as approved by Council.



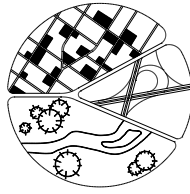
Hall County Regional Planning Commission

**Wednesday, May 6, 2020
Regular Meeting**

Item E1

Meeting Minutes - April 1, 2020

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
April 1, 2020

The meeting of the Regional Planning Commission was held Wednesday, April 1, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on March 21, 2020.

Present: Leslie Ruge	Leonard Rainforth
Jaye Monter	Robin Hendricksen
Tony Randone	Hector Rubio
Darrel Nelson	Carla Maurer

Absent: Pat O'Neill, Judd Allan, Greg Robb

Other:

Staff: Chad Nabity, Norma Hernandez

Press:

1. Call to order.

Vice Chairman, Monter called the meeting to order at 6:00 p.m.

Monter stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

Monter also noted 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 11, 2020 meeting.

A motion was made by Rubio and second by Randone to approve the minutes of the March 11, 2020 meeting.

The motion carried with seven members in favor (Ruge, Monter, Maurer, Rubio, Nelson, Randone and Hendricksen) and one member abstaining (Rainforth).

3. Request Time to Speak.

4. Public Hearing – Redevelopment Plan Amendment – CRA Area 1 – 824 E. 9th Street – Paramount Development LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 1 for redevelopment of 824 E. 9th Street by Paramount Development LLC. The proposed redevelopment would demolish a fire damaged house and replace it with a 5 unit townhouse style apartment building at this location.

Monter opened the public hearing.

Nabity stated Paramount Development LLC is proposing to demolish an existing fire damaged single family home located at 824 E. 9th Street and replace it with a 2 story 5 unit townhome apartment building. The property is zoned R4-High Density Residential and is consistent with the current zoning and future use of the property.

Monter closed the public hearing.

A motion was made by Randone and second by Rubio to recommend approval of Redevelopment Plan Amendment CRA Area 1 – 824 E. 9th Street Paramount Development LLC and resolution 2020-06.(C-14-2020GI)

The motion carried with eight members voting in favor (Nelson, Ruge, Monter, Maurer, Rainforth, Rubio, Hendricksen and Randone) and no members voting no.

5. Next Meeting May 6, 2020.

6. Adjourn.

Monter adjourned the meeting at 6:14 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, May 6, 2020
Regular Meeting**

Item F1

**Public Hearing - Redevelopment Rezoning - Lot 3 Nikodym
Subdivision**

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 27, 2020

SUBJECT: *Zoning Change (C-15-2020GI)*

PROPOSAL: To change a portion of Lot 3 Nikodym Subdivision from Residential Development Zone (RD) to Amended Residential Development Zone (RD), which keeps the use consistent with Residential/ Housing Development and allows for a creation of a lot to be used for a Utility Substation (Natural Gas Regulator Station) The new development will consist of 2 lots, both lots with remain RD. Lot 1 will be used for a Utility Substation. Lot 2 will be reserved for future development and is restricted until such time as approved by Council.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	RD: Residential Development Zone
<i>Permitted and conditional uses:</i>	RD: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. Permitted uses includes and not limited to residential uses, community building, and retirement and/or assisted living.
<i>Comprehensive Plan Designation:</i>	Designated for future development as a Park or Recreational uses. Commercial and residential uses are planned adjacent to this property.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	Amended RD: Residential Development Zone
<i>Permitted and conditional uses:</i>	RD: The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use. Permitted uses includes and not limited to residential uses, community building, and retirement and/or assisted living.

Adjacent Properties Analysis

Current zoning designations:

North: RD - Residential Development Zone

South: R1 - Suburban Density Residential

East: B2 - General Business

West: R2 - Low Density Residential Zone

CD – Commercial Development Zone

Permitted and conditional uses:

RD: Residential Development Zone – residential uses, community building, and retirement and/or assisted living.

R1: Residential uses at a density of 4 dwelling units per acre, churches, schools, parks;

B2: Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

R2: Residential uses at a density of 14 to 15 dwelling units per acre, churches, schools, parks.

CD: Permitted uses includes and not limited to retail uses, offices, hotels and entertainment uses – **as approved with the development plan**

Comprehensive Plan Designation:

North: Designated for low to medium density residential

East: Designated for General Commercial and some low to medium density residential

South: Designated for low to medium density residential

West: Designated for low to medium density residential

Existing land uses:

North: Apartments

South: Single family residential

East: Single family residential and commercial development.

West: Private Museum and Reception Hall

EVALUATION:

Positive Implications:

- *Allow for a modernized Gas Regulation System (Utility Station) to help with natural gas efficiency and distribution throughout the area.*

- *Largely Consistent with the existing land use within the area.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop the property that better relates to the existing uses within the area.
- **Negative Implications:**
- *None foreseen:*

Other Considerations:

- Natural Gas regulator stations need to be located with in close proximity of natural gas lines.

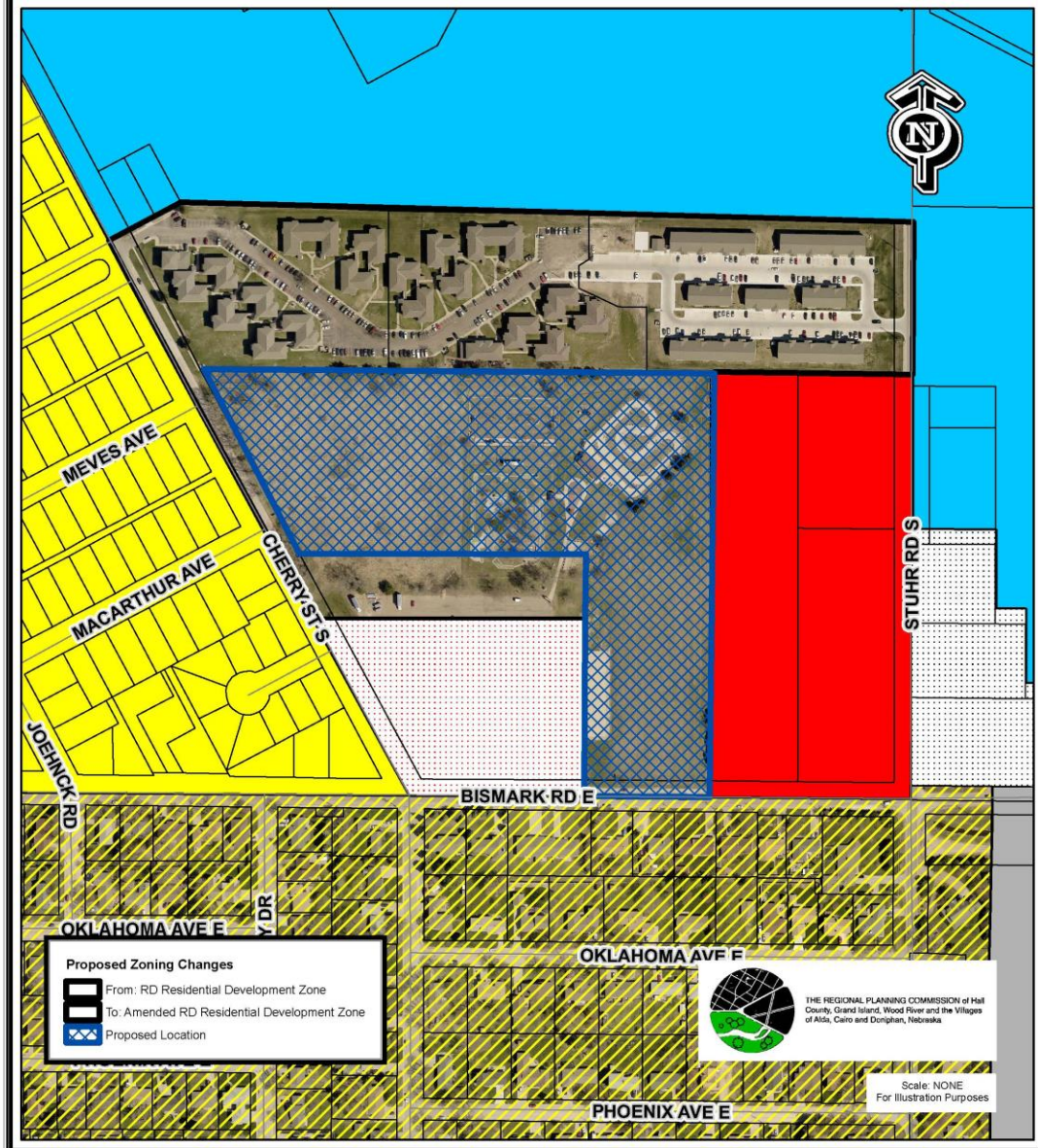
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from ***RD: Residential Development Zone*** to an Amended ***RD: Residential Development Zone*** by amending the Subdivision Agreement and development plan as shown above and in the attached Exhibit 1.

_____ Chad Nabity AICP, Planning Director

Proposed Zoning Change Location Map

A tract of land consisting of all of lot 3 Nikodym Subdivision,
in the City of Grand Island



APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☐ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee _____

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name _____ Phone (h) _____ (w) _____

Applicant Address _____

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address _____

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name _____, and/or

All/Part _____ ¼ of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes___) (no___)
(provide a properly scaled map of property to be rezoned)

From _____ to _____

2. Amendment to Specific Section/Text of Zoning Ordinance (yes___) (no___)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person _____ Date _____

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. ___ day. ___ yr. ___ Initial ___

RPC form revised 10/23/19

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2019

Service or Product	Fee
Zoning Map Amendment (General)	\$850.00
Zoning Ordinance Text Amendment	\$850.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$850.00
P.U.D. Rezoning	\$850.00 + \$10.00/lot

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island**.

Zoning, Subdivision and Comprehensive plan amendment fees associated with lands located within all other areas of Hall County are **payable to the Hall County Treasurer's Office**.

*Additional fees are charged for zoning within the City of Wood River, and the Villages of Alda and Doniphan of \$50.00 each, **payable to the appropriate Clerk's office**.

HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION

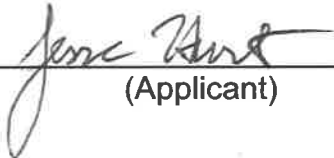
This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name GOSAN INC.
Address 1111 hWY 281
City Red Cloud, State NE Zip 68970
Phone 402-746-2248

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  Date: 04-14-2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 East 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: NIKODYM SECOND SUBIDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

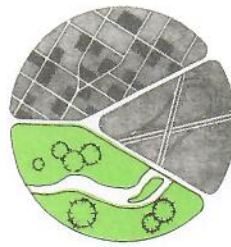
- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 2
Number of Acres 13.432

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 490.00

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

April 27, 2020

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on May 6, 2020** in the City Council Chambers located in Grand Island's City Hall.

Due to COVID-19 precautions, the Regional Planning Commission is encouraging members of the public to email comments and concerns about the above mentioned public hearing to regionalplanning@grand-island.com and/or attend the meeting through Zoom (web service).

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

Sincerely,

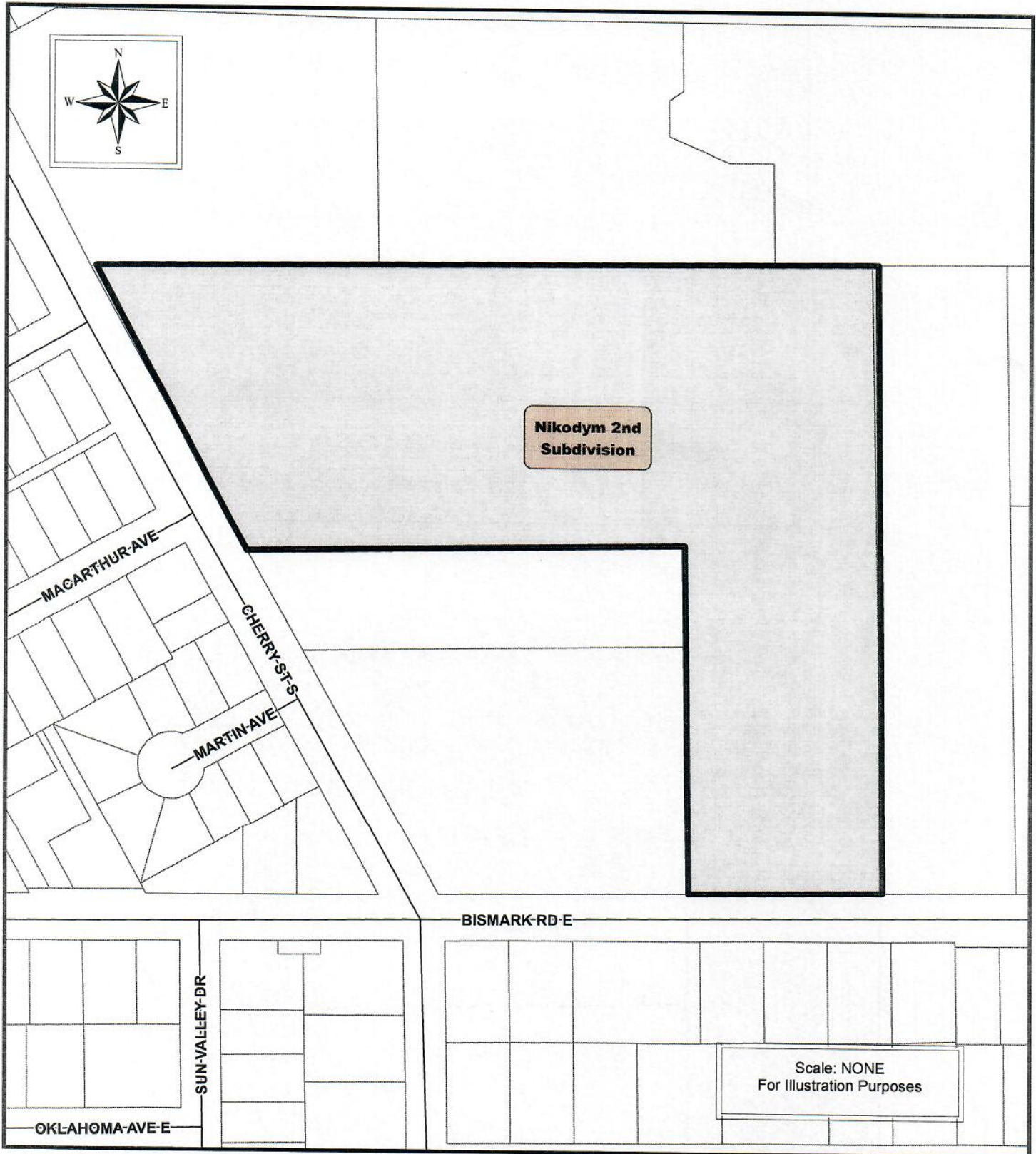
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Nikodym 2 nd Subdivision	13.433	2 lots	A Replat Of All Of Lot 3, Nikodym Subdivision in the City of Grand Island Hall County, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska