



Hall County Regional Planning Commission

**Wednesday, June 3, 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.



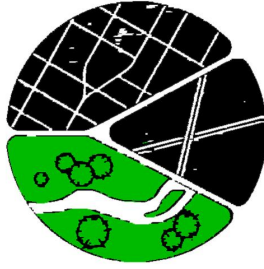
Hall County Regional Planning Commission

Wednesday, June 3, 2020
Regular Meeting

Item A1

Agenda June 3, 2020

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, June 3, 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 May 6, 2020.**
- 3. Request Time to Speak.**
- 4. Final Plat-Grand Island- Brooklyn Subdivision an Addition to the City of Grand Island- Located north of Capital Avenue west of St. Paul Road. 2 lots 10.099 acres.**
- 5. Next Meeting July 1, 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.



Hall County Regional Planning Commission

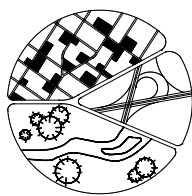
Wednesday, June 3, 2020

Regular Meeting

Item E1

Meeting Minutes 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

Minutes
for
May 6, 2020

The meeting of the Regional Planning Commission was held Wednesday, May 6, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on April 25, 2020.

Present: Leslie Ruge Leonard Rainforth Pat O’Neill
 Jaye Monter Gregg Robb
 Tony Randone Hector Rubio
 Darrel Nelson Carla Maurer

Absent: Judd Allan, Robin Hendricksen

Other:

Staff: Chad Nabity, Norma Hernandez

Press:

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill 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.

O’Neill 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 April 1, 2020 meeting.

A motion was made by Maurer and second by Randone to approve the minutes of the April 1, 2020 meeting.

The motion carried with nine members in favor (O'Neill, Ruge, Monter, Maurer, Rubio, Nelson, Randone, Robb and Rainforth) Robb was unable to voice his vote on the Zoom Virtual Meeting but call Planning Director Nabity and indicated his approval.

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.

O'Neill opened the public hearing.

Nabity stated Northwestern Energy is looking into adding a gas line regulator station on the southwest corner of lot 2. Substations are a permitted use in that district and recommends approval. Nabity also noted Les Ruge and himself are present at City Hall in case any members of the public showed up and a copy of the open meetings act is available.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Rubio to recommend approval of Redevelopment Rezoning of Lot 3 Nikodym Subdivision and the Nikodym Second Subdivision Plat.

The motion carried with nine members voting in favor (O'Neill, Nelson, Ruge, Monter, Maurer, Rainforth, Rubio, Robb and Randone) and no members voting no. Robb was unable to voice his vote on the Zoom Virtual Meeting but call Planning Director Nabity and indicated his approval.

5. Next Meeting June 3, 2020.

6. Adjourn.

O'Neill adjourned the meeting at 6:07 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, June 3, 2020

Regular Meeting

Item J1

**Final Plat - Grand Island - Brooklyn Subdivision an addition to the
City Of Grand Island.**

Staff Contact:

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 Gerald L. & Pamela K. Dean
Address 14 St. James Place
City Grand Island, State NE Zip 68803

Phone (308) 380-0344

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

All owners, lien holder's 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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802-0339
Phone (308) 382-8465
Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: BROOKLYN SUBDIVISION

Please check the appropriate location

- Grand Island City Limits
- 2 Mile Grand Island Jurisdiction
- Hall County
- City of Wood River or 1 Mile Jurisdiction
- Alda or 1 Mile Jurisdiction
- Cairo or 1 Mile Jurisdiction
- Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat
- Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

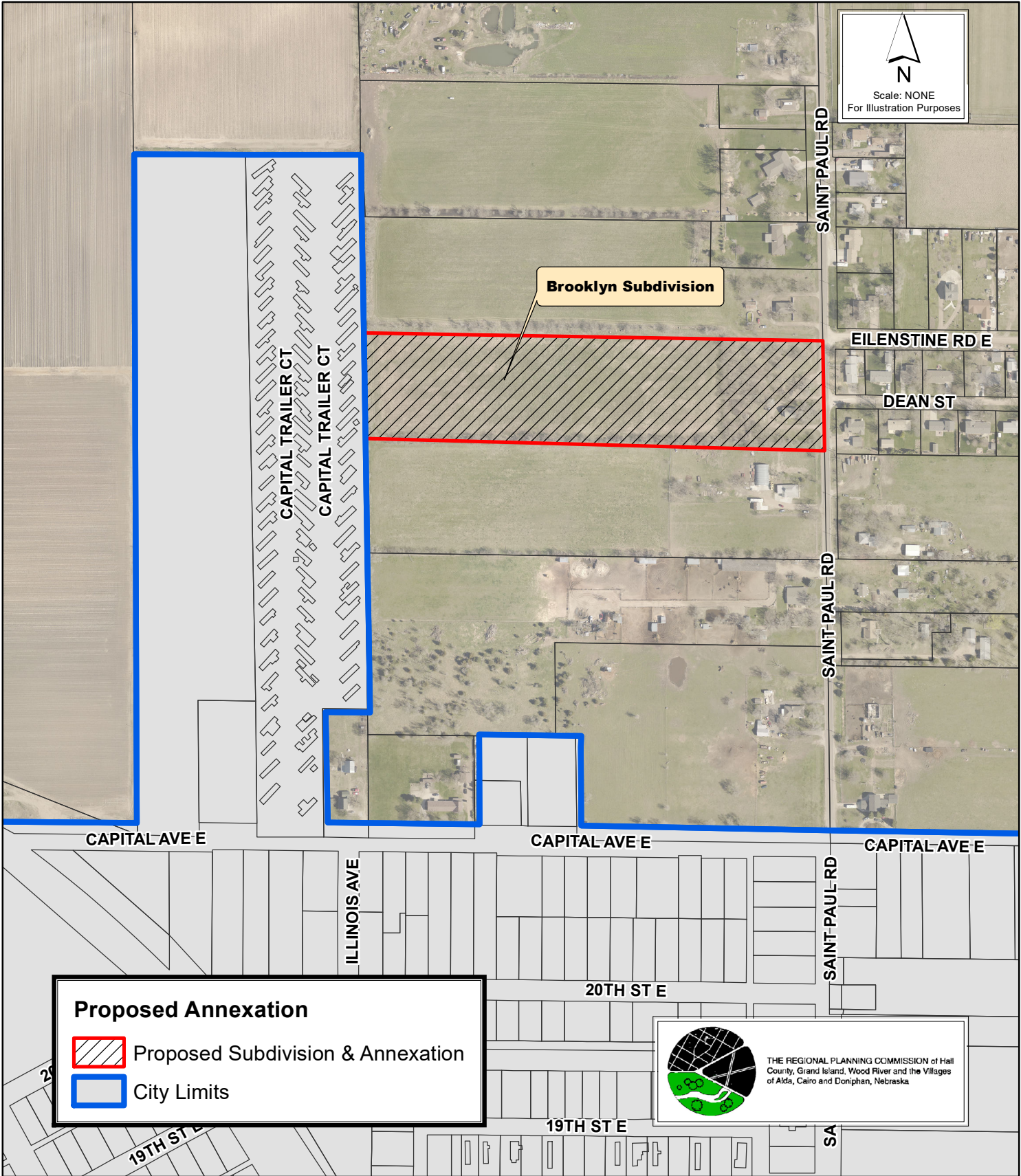
Number of Lots 2

Number of Acres 10.0986

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE



PROPOSED ANNEXATION LOCATION MAP

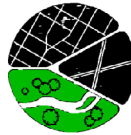


N
Scale: NONE
For Illustration Purposes

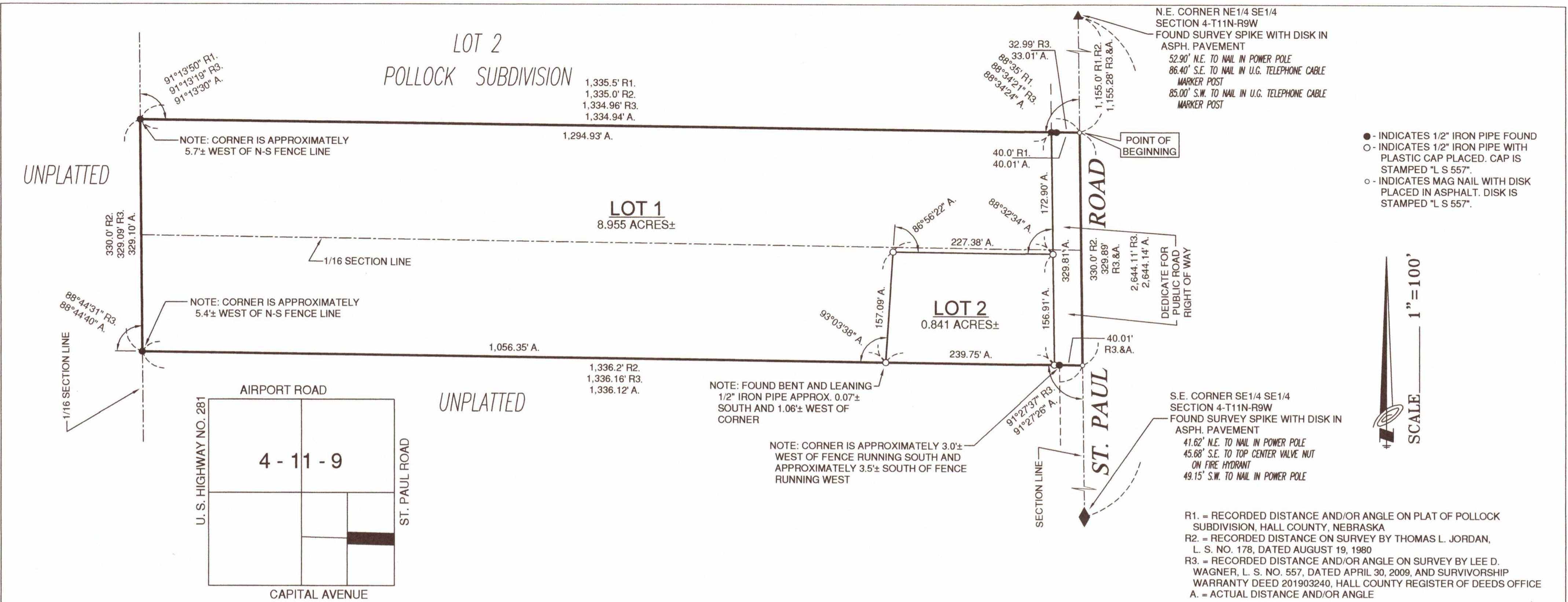
Brooklyn Subdivision

Proposed Annexation

-  Proposed Subdivision & Annexation
-  City Limits



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



LEGAL DESCRIPTION (Per Survivorship Warranty Deed No. 201903240, Hall County Register of Deeds Office)

A tract of land comprising the South Five (5.0) acres of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), and the North Five (5.0) acres of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), said point being One Thousand One Hundred Fifteen and Twenty Eight Hundredths (1,115.28) feet south of the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), said point also being the southeast corner of Pollock Subdivision; thence running southerly, along and upon the east line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), and along and upon the east line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Eighty Nine Hundredths (329.89) feet; thence deflecting right 91°27'37" and running westerly, a distance of One Thousand Three Hundred Thirty Six and Sixteen Hundredths (1,336.16) feet to a point on the west line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4); thence deflecting right 88°44'43" and running northerly, along and upon the west line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), and along and upon the west line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Nine Hundredths (329.09) feet to the southwest corner of said Pollock Subdivision; thence deflecting right 91°13'19" and running easterly, along and upon the south line of said Pollock Subdivision, a distance of One Thousand Three Hundred Thirty Four and Ninety Six Hundredths (1,334.96) feet to the point of beginning.

Actual tract containing 10.099 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2020, I completed an accurate survey (made under my supervision) of "BROOKLYN SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557

BROOKLYN SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Gerald L. Dean and Pamela K. Dean, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "BROOKLYN SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2020.

Gerald L. Dean

Pamela K. Dean

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2020, before me, _____, a Notary Public within and for said County, personally appeared Gerald L. Dean and Pamela K. Dean, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.

My commission expires _____

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2020.

Mayor

City Clerk

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2020.

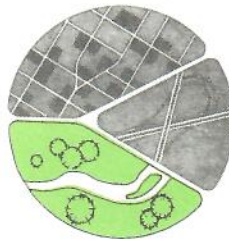
Chairman of the Board

County Clerk

BROOKLYN SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



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

May 21, 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 final plat of **Brooklyn Subdivision** to be an **Addition to the City of Grand Island** in Hall County, Nebraska located at **2670 N St. Paul Rd** as attached.

This final plat proposes to create 2 lots, on a tract of land comprising the South Five (5.0) acres of the Northeast Quarter of the Southeast Quarter (NE1/4, SE1/4), and the North Five (5.0) acres of the Southeast Quarter of the Southeast Quarter (SE1/4, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, said tract containing 10.099 acres.

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 June 3, 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.

Phone (308) 385-5240

P.O. BOX 1968 - CITY HALL
GRAND ISLAND, NEBRASKA 68802-1968

Fax (308) 385-5423