



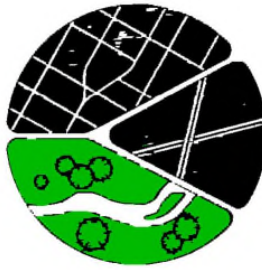
# **Hall County Regional Planning Commission**

**Wednesday, July 1, 2020  
Regular Meeting**

## **Item A1**

**Agenda July 1, 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, July 1, 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 June 3, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing – One and Six Year Street Improvement Plan – Hall County – Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-18-2020HC)**

- 5. Public Hearing – Change of Zone- Doniphan** Proposed zoning change for property located west of U.S. 281 and north of Clarice Street from TA Transitional Agriculture to GC General Commercial. (C-17-2020D)

- 6. Public Hearing – Proposed CRA Area #31- Grand Island** Proposed CRA Area #31 located south of South Street between Henry Street and the Grand Island Bike Trail. (C-16-2020GI)

### **Consent Agenda:**

- 7. Final Plat – Anthem Subdivision- Grand Island-** Located north of Westgate Road and east of North Road in Grand Island, Nebraska. (2 lots, 8.9 acres). This property is zoned M2 Heavy Manufacturing.

8. **Preliminary and Final Plat – Northgate Subdivision- Grand Island** Located south of NE Hwy. 2, west of Idaho Avenue north of east of Nevada Avenue in Grand Island , Nebraska. (15 lots, 5.516 acres). This property is zoned RO Residential Office and LLR Large Lot Residential.
9. **Final Plat – Townview Subdivision- Cairo-** Located east of 150<sup>th</sup> Road and north of White Cloud Road in Hall County Nebraska within the 1 mile ETJ of Cairo, Nebraska. (1 lot, 1.971 acres). This property is zoned AG Agricultural Zone and is a replat of Lowry Subdivision.
10. **Final Plat – Fritz Third Subdivision –Hall County** Located east of 60<sup>th</sup> Road and north of Schultz Road in Hall County, Nebraska (2 lots 5.230 acres). This property is zoned AG 1 Primary Agriculture. This a replat and reconfiguration of the lot line of Fritz Second Subdivision.

## **11.Directors Report**

County Budget Proposal

Proposed updates/amendments to the Grand Island Future Land Use Map, Zoning Map and Regulations

## **12.Next Meeting August 5, 2020.**

## **13.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  
July 1, 2020**

- 4. Public Hearing – One and Six Year Street Improvement Plan – Hall County** – Public hearing and action on the 2021 to 2026 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-18-2020HC) See Attached Information from County Engineer (Hearing Discussion Action)
- 5. Public Hearing – Change of Zone- Doniphan** Proposed zoning change for property located west of U.S. 281 and north of Clarice Street from TA Transitional Agriculture to GC General Commercial. Dollar General is proposing to build a store in Doniphan north of health clinic on U.S Highway 281 and Clarice Street. (C-17-2020D) **See Full Recommendation** (Hearing, Discussion Action)
- 6. Public Hearing – Proposed Substandard and Blight** Concerning a study to determine if the proposed CRA Area #31 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #31 is approximately 1.69 acres of property in south central Grand Island south of South Street between Henry Street and the Grand Island Bike Trail. (C-16-2020GI). **See Full Recommendation** (Hearing, Discussion Action)
- 7. Final Plat – Anthem Subdivision- Grand Island-** Located north of Westgate Road and east of North Road in Grand Island, Nebraska. (2 lots, 8.9 acres). This property is zoned M2 Heavy Manufacturing. City and water and sewer is available to both lots. The developer has been informed to checks depths for the flag lot. Westgate is a city street.
- 8. Preliminary and Final Plat – Northgate Subdivision- Grand Island** Located south of NE Hwy. 2, west of Idaho Avenue north of east of Nevada Avenue in Grand Island , Nebraska. (15 lots, 5.516 acres). This property is zoned RO Residential Office and LLR Large Lot Residential. City sewer and water are available to the subdivision and will be extended to serve all lots. Colorado and Montana Avenue will be extended as 37' concrete curb and gutter streets. Lot sizes are appropriate for the 2 zoning districts.
- 9. Final Plat – Townview Subdivision- Cairo-** Located east of 150<sup>th</sup> Road and north of White Cloud Road in Hall County Nebraska within the 1 mile ETJ of Cairo, Nebraska. (1 lot, 1.971 acres). This property is zoned AG Agricultural Zone and is a replat of Lowry Subdivision. Lowry subdivision will be vacated and this will reconfigure the property returning some of the Ag buildings to the farm ground.

- 10. Final Plat – Fritz Third Subdivision –Hall County** Located east of 60<sup>th</sup> Road and north of Schultz Road in Hall County, Nebraska (2 lots 5.230 acres). This property is zoned AG 1 Primary Agriculture. This a replat and reconfiguration of the lot lines of Fritz Second Subdivision.

#### **11. Directors Report**

- 1. County Budget Proposal-** Staff has submitted the budget request to the County per the recommendation of the County Board. Also included are proposed fee changes. These will be adopted by resolution by the County Board and are consistent with the changes for Grand Island.
- 2. Discussion of Grand Island Zoning Map and Zoning Districts –** Planning department staff has been reviewing zoning districts in older parts of Grand Island for areas that could be rezoned to the R3-SL Medium Density Small Lot District. We would like to begin discussions with the Planning Commission on the possibility of recommending changes to the Grand Island zoning map that may result in increased opportunities for redevelopment and that may also result in a decreased number of non-conforming lots of record. This is likely to be a discussion item for the next several months.

#### **12. Next Meeting August 5, 2020.**