



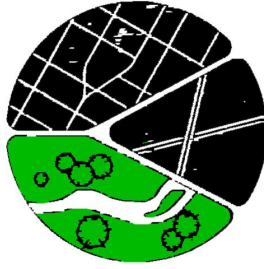
# Hall County Regional Planning Commission

Wednesday, September 2, 2020  
Regular Meeting

## Item A1

**Agenda 9/2/20**

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, September 2, 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 August 5, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI)

- 5. Public Hearing – Zoning Text Amendments – Grand Island –** Concerning changes to Sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI)

### **Consent Agenda:**

- 6. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.

- 7. Final Plat – NWE South Subdivision- Grand Island-** Located west of Engleman Road

and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.

8. **Final Plat – Copper Creek 16th- Grand Island** - Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential.
9. **Final Plat – A & N Subdivision –Hall County** Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lots 3.003 acres). This property is zoned AG 1 Primary Agriculture. This is a one time split from a tract of 80 acres or more.

#### **10. Directors Report**

Community Beautification Award

#### **11. Next Meeting October 7, 2020.**

#### **12. 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  
September 2, 2020**

- 4. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI) **See Full Recommendation** (Hearing, Discussion Action)
  
- 5. Public Hearing – Zoning Text Amendments – Grand Island –** Concerning changes to Sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI). The changes to the Definitions will harmonize the definition of Street Frontage between the subdivision regulations and the zoning regulations. The changes to the LLR zoning district will add private recreation and keeping of livestock as conditional use permits to tracts of 5 acres or more in the LLR zoning district. **See Full Recommendation** (Hearing, Discussion Action)
  
- 6. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island. Staff is recommending waving the minimum lot size for this subdivision for this use.
  
- 7. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island. Staff is recommending waving the minimum lot size for this subdivision for this use
  
- 8. Final Plat – Copper Creek 16th- Hall County-** Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential. Approval of this subdivision as submitted is contingent on approval of the rezoning.
  
- 9. Final Plat – Kroeger Subdivision –Hall County** Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lots 3.003 acres). This property is zoned AG 1 Primary Agriculture. This is a one time split from a tract of 80 acres or more.

**Next Meeting October 7, 2020.**