



Hall County Regional Planning Commission

**Wednesday, October 7, 2020
Regular Meeting**

Item A1

Agenda 10/7/20

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, October 7, 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 September 2, 2020.**

- 3. Request Time to Speak.**

- 4. Presentation of Community Beautification Award**

- 5. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property located at 4141 Montana Avenue Lot 13 of Northwest Gateway Subdivision in Grand Island, Hall County Nebraska from LLR Large Lot Residential Zone and RO Residential Office to Residential Office (C-02-2021GI)

- 6. Public Hearing – Zoning Text Amendments – Grand Island** – Concerning changes to Sections §36-8 Definitions and §36-22. Yard Requirements and §36-96 Off Street Parking Requirements (C-01-2021GI)

Consent Agenda:

- 7. Final Plat – Kate Subdivision- Grand Island-** Located east of Vine Street and south of 12th Street in Grand Island Nebraska (2 lots, 0.16069 acres). This property has 2 existing houses on one lot. This property is zoned R2 Low Density Residential Zone and is an addition to the City of Grand Island.

- 8. Final Plat – Leaman Acres Subdivision- Grand Island-** Located west of North Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (3 lots, 9.96 acres). This property is zoned LLR Large Lot Residential Zone and is an addition to the City of Grand Island.
- 9. Final Plat – Farmstead South Subdivision Grand Island -** Located south of U.S. Highway 34 and west of Farmstead Road in Hall County within Grand Island's 2 mile ETJ (2 lots, acres). This property is zoned LLR Large Lot Residential.
- 10. Final Plat – Crane-View Third Subdivision –Doniphan** Located west of U.S. Highway 281 and south of Clarice Street in Doniphan, Nebraska (1 lots 3.62 acres). This is a replat of Lot 1 of Crane-View Subdivision and will increase the size of the lot. The newly platted portion of this lot will be brought into the Village limits. The property is zone HC Highway Commercial and GC General Commercial.

11. Directors Report

12. Next Meeting November 4, 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
October 7, 2020**

4. **Community Beautification Award** Winners of the 2020 Community Beautification Awards will be announced.
5. **Public Hearing – Rezoning- Grand Island** Concerning a change of zone for property located at 4141 Montana Avenue (Lot 13 Northwest Gateways S subdivision) in Grand Island, Hall County Nebraska from LLR Large Lot Residential and RO Residential Office to RO Residential Office. (C-02-2022GI) This lot is currently almost 50% LLR and RO this would confirm the RO zoning across the whole lot. **See Full Recommendation** (Hearing, Discussion Action)
6. **Public Hearing – Zoning Text Amendments – Grand Island** – Concerning changes to Sections §36-8 Definitions and §36-22. Yard Requirements and §36-96 Off-Street Parking(C-01-2022GI). The changes to the Definitions will harmonize the definition of Street Frontage between the subdivision regulations and the zoning regulations. The changes to the Yard Requirements and Off-Street Parking will repeal changes made 2 years ago regarding setbacks for residential garages with overhead doors facing the street. **See Full Recommendation** (Hearing, Discussion Action)
7. **Final Plat – Kate Subdivision- Grand Island-** Located east of Vine Street and south of 12th Street in Grand Island Nebraska (2 lots, 0.16069 acres). This property has 2 existing houses on one lot. This property is zoned R2 Low Density Residential 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 – Leaman Acres Subdivision- Grand Island-** Located west of North Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (3 lots, 9.96 acres). This property is zoned LLR Large Lot Residential Zone and is an addition to the City of Grand Island.
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Next Meeting October 7, 2020.