



Hall County Regional Planning Commission

**Wednesday, April 7, 2021
Regular Meeting**

Item A1

Meeting Agenda April 7, 2021

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, April 7, 2021

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 March 3, 2021.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business. This property is located south of 8th Street and west of Eddy Street 811 and 817 W. 8th Street in the City of Grand Island. (C-11-2021GI)

- 5. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential. This property is located south of Airport Road and east of North Road. (C-12-2021GI)

Consent Agenda:

- 4. Final Plat – Farrall 2nd Subdivision- Grand Island-** Located south of Arch Avenue and west Claude Road in Grand Island, Nebraska. (3 lots, 1.441 acres).
- 5. Final Plat – H and S Wiese Subdivision- Grand Island-** Located south of 14th Street and east of Cherry Street in Grand Island Nebraska (4 lots, 0.6915 acres).

6. **Final Plat – J. Mader Subdivision- Grand Island-** Located south of Airport Road and east of North Road in Hall County, Nebraska (1 lot, 4.314 acres).
7. **Final Plat – J &K Estates Subdivision- Hall County-** Located north of Old Potash Highway and west of Burwick Road in Hall County, Nebraska. (1 lot, 3.481 acres).
8. **Final Plat – Kenyon Farm Subdivision- Hall County -** Located north of Wood River Drive and west of Monitor Road in Hall County, Nebraska. (1 lot, 1.4413 acres).
9. **Final Plat – Marbu Farms Subdivision- Hall County -** Located south of Chapman Rd and west of US Highway 281 in Hall County, Nebraska. (2 lots, 19.280 acres).
10. **Final Plat – Miller Acres Subdivision- Hall County -** Located south of Burmood Road and east of 140th Road in Hall County, Nebraska. (1 lot, 4.575 acres).
11. **Final Plat – S & K Powell Subdivision- Alda -** Located north of Wildwood Drive and west of Monitor Road in Hall County, Nebraska within the extraterritorial jurisdiction of the Village of Alda. (2 lots, 20.005 acres).
12. **Directors Report**
13. **Next Meeting May 5, 2021.**
14. **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
March 3 2021**

- 4. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning on Lots 3 and 4 Block 14 of H.G. Clarks Addition from R4-High Density Residential to B2-General Business. This property is located south of 8th Street and west of Eddy Street 811 and 817 W. 8th Street in the City of Grand Island. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-11-2021GI) **See Full Recommendation** (Hearing, Discussion Action)
- 5. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning for property proposed for platting as J. Mader Subdivision in the northwest corner of Section 1, Township 11 N, Range 10 W. of the 6th P.M. in Hall County, Nebraska from AG2-Transitional Agriculture to LLR-Large Lot Residential. This property is located south of Airport Road and east of North Road. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-12-2021GI) **See Full Recommendation** (Hearing, Discussion Action)
- 4. Final Plat – Farrall 2nd Subdivision- Grand Island-** Located south of Arch Avenue and west Claude Road in Grand Island, Nebraska. (3 lots, 1.441 acres). This property is zoned M-2 Heavy Manufacturing and is platting previously unplatted tracts and adjusting lot lines.
- 5. Final Plat – H and S Wiese Subdivision- Grand Island-** Located south of 14th Street and east of Cherry Street in Grand Island Nebraska (4 lots, 0.6915 acres). This property is zoned R-2 Low Density Residential Zone and is creating 4 lots from 3 existing lots.
- 6. Final Plat – J. Mader Subdivision- Grand Island-** Located south of Airport Road and east of North Road in Hall County, Nebraska (1 lot, 4.314 acres). This property is zoned AG2 Secondary Agriculture and an application is being considered to change the zoning to LLR Large Lot Residential Zone. This will create one new lot in an area that is already developed with large lot residential properties.
- 7. Final Plat – J &K Estates Subdivision- Hall County-** Located north of Old Potash Highway and west of Burwick Road in Hall County, Nebraska. (1 lot, 3.481 acres). This property is zoned A-1 Agricultural – Primary District. This splits an existing farmstead from a tract of 20 acres or more.

- 8. Final Plat – Kenyon Farm Subdivision- Hall County** - Located north of Wood River Drive and west of Monitor Road in Hall County, Nebraska. (1 lot, 1.4413 acres). This property is zoned A-1 Agricultural – Primary District. This corrects an illegal split in done in the 1970's. It could have been done legally at the time.
- 9. Final Plat – Marbu Farms Subdivision- Hall County** - Located south of Chapman Rd and west of US Highway 281 in Hall County, Nebraska. (2 lots, 19.280 acres). This property is zoned A-1 Agricultural – Primary District. This splits an existing farmstead from a tract of 20 acres or more and creates one additional building site.
- 10. Final Plat – Miller Acres Subdivision- Hall County** - Located south of Burmood Road and east of 140th Road in Hall County, Nebraska. (1 lot, 4.575 acres). This property is zoned AG-R River Corridor Agricultural District. This splits an existing farmstead from a tract of 20 acres or more.
- 11. Final Plat – S & K Powell Subdivision- Alda** - Located north of Wildwood Drive and west of Monitor Road in Hall County, Nebraska within the extraterritorial jurisdiction of the Village of Alda. (2 lots, 20.005 acres). This property is zoned AG-2 Secondary Agricultural Zone. This splits an existing farmstead from a tract of 20 acres or more and creates one additional building site.

Next Meeting May 5, 2021.