



Hall County Regional Planning Commission

Wednesday, May 5, 2021
Regular Meeting

Item A1

Agenda 5/5/21

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, May 5, 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 April 7, 2021.**

- 3. Request Time to Speak.**

- 4. Public Hearing –Redevelopment Plan Amendment-Grand Island –Bosselman Realty LLC.** Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office Property south of State Fair Blvd. and east of Locust Street. This is an amendment to change the proposed hotel to a quick serve restaurant west of the corporate office. Resolution 2021-03 (C-13-2021GI)

- 5. Public Hearing – Redevelopment Plan Amendment-Grand Island.** Public Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N. Eddy St., former Hal Maggiore Studio, south of 8th Street and west of Eddy Street. The request calls for redevelopment and renovation of the commercial space at this location. Resolution 2021-04 (C-14-2021GI)

- 6. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning for Lot 31 of Matthews Subdivision in Grand Island, Hall County, Nebraska from R2-Low Density Residential to B2 General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended (C-15-2021GI)

Consent Agenda:

7. Final Plat – Highland Second Subdivision- Grand Island- Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres).

8. Final Plat – Bosselman Business Park Subdivision- Grand Island- Located south State Fair Boulevard and east of Locust Street in Grand Island Nebraska (3 lots, 10.60 acres).

9. Final Plat – Dobesh Elevator Farm Subdivision- Hall County- Located south of Stolley Park Road and west of 110th Road in Hall County, Nebraska. (1 lot, 2.98 acres).

10. Directors Report

11. Next Meeting June 2, 2021.

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
May 5, 2021**

- 4. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #2 Bosselman Corporate Office 1607 S. Locust-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1607 S. Locust- Bosselman Corporate Office south of State Fair Boulevard and east of Locust Street. The request calls for redevelopment of the commercial space at this location. (C-13-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #6 Hal Maggiore Studio 722 N. Eddy Street-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 6 for 722 N Eddy Street south of 8th Street and west of Eddy Street. The request calls for redevelopment of the commercial space at this location. (C-14-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Change-Grand Island.** Public Hearing to consider a change in zoning on Lot 31 Matthews Subdivision from R2-Low Density Residential to B2-General Business. This property is located south of Brookline Drive and east of Bellwood Drive extended the City of Grand Island. (C-15-2021GI) **See Full Recommendation** (Hearing, Discussion Action)
- 7. Final Plat – Highland Second Subdivision- Grand Island-** Located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Nebraska. (26 lots, 4.235 acres). This property is zoned B2 General Business and R3-SL Medium Density Small Lot Residential. Sewer and water can be extended throughout.
- 8. Final Plat – Bosselman Business Park Subdivision- Grand Island-** Located south State Fair Boulevard and east of Locust Street in Grand Island Nebraska (3 lots, 10.60 acres). This property is zone B2-AC General Business with an Arterial Commercial Overlay. Sewer and water can be extended to serve the new lots.
- 9. Final Plat – Dobesh Elevator Farm Subdivision- Hall County-** Located south of Stolley Park Road and west of 110th Road in Hall County, Nebraska. (1 lot, 2.98 acres). This property is an existing farmstead on 20 acres or more and zoned AG-1 Primary Agricultural Zone.

Next Meeting June 2, 2021.