



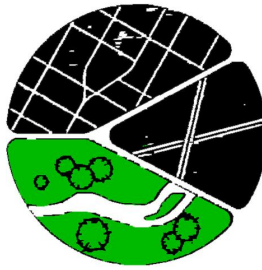
Hall County Regional Planning Commission

**Wednesday, June 1, 2022
Regular Meeting**

Item A1

Agenda June 1, 2022

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, June 1, 2022

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 May 11, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land Located including all of Copper Creek 21st Subdivision and Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision in The City of Grand Island, Hall County, Nebraska generally located east of Kenneth Drive and south of Indian Grass Road, from R2- Low Density Residential Zone to R3-SL - Medium Density Small Lot Residential Zone. (C-25-22GI)

5. **Public Hearing – One and Six Year Street Improvement Plan – Hall County** – Public hearing and action on the fiscal year 2023 to 2028 street improvement plan for Hall County, Nebraska (C-29-22HC)

Consent Agenda

6. **Final Plat – Stuhr Acres Subdivision – Grand Island ETJ:** Located east of Stuhr Road and north of U.S. Highway 34 (5 lot, 57.74 acres).
7. **Final Plat – Prairie Creek Hills Subdivision – Hall County:** Generally located south of Prairie Road and east of Engleman Road. (1 lot, 8.015 acres).
8. **Final Plat – Westgate 13th Subdivision – Grand Island:** Generally locate north of

Westgate Road and west of Gold Road. (3 lots, 4.02 Acres)

- 9. Preliminary and Final Plat – Trinity Heights Subdivision – Grand Island:** Generally located north of State Street (Blessed Sacrament Church) and 18th Street and west of Wheeler Avenue. (53 lots, 14.18 Acres)

10. Comprehensive Plans

Update June 8 Kickoff Meeting
Payment of Claims

11. Directors Report

Hazard Mitigation Plan Update
Community Beautification Award

12. Next Meeting July 6, 2022.

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
June 1, 2022**

- 4. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including all of Copper Creek 21st Subdivision, along with Lots 21, 23, 24, and 25 of Copper Creek 17th Subdivision generally located east of Kenneth Drive and south of Indian Grass Road, from R2- Low Density Residential Zone to R3-SL - Medium Density Small Lot Residential Zone. (C-26-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – One and Six Year Street Improvement Plan – Hall County** – Public hearing and action on the fiscal year 2022 to 2027 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-29-22HC) See Attached Information from County Highway Superintendent (Hearing Discussion Action)

Consent Agenda

- 6. Final Plat – Stuhr Acres Subdivision – Grand Island ETJ:** Located east of Stuhr Road and north of U.S. Highway 34 (5 lot, 57.74 acres). This property is zoned TA Transitional Agriculture the current configuration of the parcels is five long 11+ acre tracts. Each tract was owned and deeded separately since the late 70's or early 80's. The current owner is seeking permission to reconfigure these 5 existing lots of record into 5 lots that are more useable and easier to build on. This has the advantage of reducing the number of driveways needed onto Stuhr Road and should will not increase the number of dwellings that can be permitted.
- 7. Final Plat – Prairie Creek Hills Subdivision – Hall County:** Generally located south of Prairie Road and east of Engleman Road. (1 lot, 8.015 acres). This is a onetime split from an 80 acre tract. The property is zoned A1 Primary Agriculture and AGV Primary Agriculture with a Valentine soil overlay.
- 8. Final Plat – Westgate 13th Subdivision – Grand Island:** Generally locate north of Westgate Road and west of Gold Road. (3 lots, 4.02 Acres). This property is zoned M2 Heavy Manufacturing and all proposed lots front onto existing roads.

- 9. Preliminary and Final Plat – Trinity Heights Subdivision – Grand Island:** Generally located north of State Street (Blessed Sacrament Church) and 18th Street and west of Wheeler Avenue. (53 lots, 14.18 Acres) This property is zone R3-SL Medium Density Small Lot Residential Zone. The developers are proposing 32' streets with offset driveways to reduce parking conflicts. Access will be provided from both Wheeler Avenue and State Street.

10..Comprehensive Plan Update

1. Payment of Claims

11.Director's Report

Community Beautification Award – Time to begin submitting nominations.

Next Meeting June 1, 2022.