



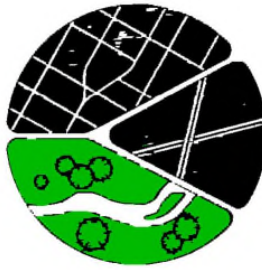
# **Hall County Regional Planning Commission**

**Wednesday, August 3, 2022  
Regular Meeting**

## **Item A1**

**Agenda - August 3, 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, July 6, 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 June 1, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including on Lots 13, 14, and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI)

5. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI)

6. **Public Hearing – Zoning Text Amendments re: Data Centers – Hall County** – Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC)

### **Consent Agenda**

7. **Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. (2 lots, 0.75 acres).

**8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County:** Generally located south of Lepin Road and east of 70<sup>th</sup> Road.

**9. Comprehensive Plans**  
**July 19 Hall County Kickoff Meeting**  
**Payment of Claims**

**10. Directors Report**  
  
**Hall County Budget Submission**  
  
**Community Beautification Award**

**11. Next Meeting August 3, 2022.**

**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  
July 6, 2022**

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- 5. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Text Amendments re: Data Centers – Hall County** – Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC) **See Full Recommendation** (Hearing, Discussion, Action)

**Consent Agenda**

- 7. Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. The property is zoned RO Residential office. This splits an existing lot into two lots that both conform to the zoning regulations. (2 lots, 0.75 acres).
- 8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County:** Generally located south of Lepin Road and east of 70<sup>th</sup> Road. The owners of this property originally split this off so it could have a house built at this location. Plans have changed and they no longer wish to build a house. Vacating this plat will make it part of the farm ground. The County will retain the right of way dedicated with the plat.

**9. .Comprehensive Plan Update**

1. Payment of Claims

## **10. Director's Report**

**County Budget Proposal County Budget Proposal**— Staff has submitted the budget request to the County per the recommendation of the County Board. Also included are proposed fee changes. These will be adopted by resolution by the County Board and are consistent with the changes for Grand Island. In addition to the normal request for operating expenses Staff is requesting funding for an update to the Hall County Comprehensive Development Plan and Zoning Regulations. A similar request has been made to the City of Grand Island for updates to the Comprehensive Development Plan and Regulations.

**Community Beautification Award** – Time to begin submitting nominations.

**Next Meeting August 3, 2022.**