



# **Hall County Regional Planning Commission**

**Wednesday, December 7, 2022  
Regular Meeting**

## **Item A1**

### **Agenda - December 7, 2022 Meeting**

**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, December 7, 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 November 14, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan Amendment-Grand Island** Public hearing on an amendment to the redevelopment plan for CRA Area 17 at 3553 Prairieview Street in Prairie Commons Second Subdivision. (C-10-23GI)

5. **Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning in located at 3553 Prairieview Street (Lots 1 and 3 of Prairie Commons Second Subdivision) from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-11-23GI)

1. **Preliminary and Final Plat for Prairie Commons Fifth Subdivision** (2 lots, 17.119 Acres)

6. **Public Hearing – Comprehensive Plan Amendment – Grand Island** Public hearing to consider adoption of the Grand Island Affordable Housing Action Plan as an appendix the 2004 Grand Island Comprehensive Plan. (C-12-23GI)

7. **Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning in located at 1510 E. 7<sup>th</sup> Street (Lot 2 of Sanchez Subdivision) from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-13-23GI)

## **Consent Agenda**

- 8. Final Plat – Morales Subdivision– Grand Island ETJ:** Located south of Airport Road and west of Saint Paul Road in Hall County. (2 Lots, 5 Acres)
- 9. Final Plat – Rezac Subdivision– Grand Island ETJ:** Located north of Stolley Park Road and east of Stuhr Road in Hall County. (2 Lots, 16.162 Acres)
- 10. Comprehensive Plans**
  - 1. Payment of Claims**
  - 2. Update on Comp Plan Process**
- 11. Directors Report**
  - 1. Meeting Dates and Locations for January, February, March and April**
- 12. Next Meeting January 11, 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  
December 7, 2022**

- 4. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 17 to allow for a Medical Office Building to replace the hotel that was proposed at 3553 Prairieview Street. Resolution 2023-06 (C-10-23GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Proposed Rezoning – Grand Island.** Public Hearing regarding the rezoning located at 3553 Prairieview Street from CD Commercial Development Zone to Amended CD Commercial Development Zone. The developer is changing their plan for this development and wished to build a second medical office building at this location rather than a hotel. This includes a preliminary and final plat for (C-11-23GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Comprehensive Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the Grand Island Comprehensive Plan. LB 866 was adopted by the Unicameral and signed by Governor Ricketts in 2019. The created the Municipal Density and Missing Middle Housing Act N.R.S.S. 19-551 to 19-5506. As part of that Act cities with a population of 50,000 or more are required to adopt an **Affordable Housing Action Plan** prior to January 1, 2023. This plan was prepared as part of the Comprehensive Plan update (C-12-23GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 7. Public Hearing – Proposed Rezoning – Grand Island.** Public Hearing regarding the rezoning located at 1510 E. 7<sup>th</sup> Street (Lot 2 of Sanchez Subdivision) from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential (C-13-23GI). This would allow for a variety of housing types to be developed on this site. Sewer and water are available to the site and can be extended to serve additional housings. **See Full Recommendation** (Hearing, Discussion, Action)

**Consent Agenda**

- 8. Final Plat – Morales Subdivision– Grand Island ETJ:** Located south of Airport Road and west of Saint Paul Road in Hall County. This property is zoned LLR Large Lot residential and this will create a 3+ acre lot for a second house on the property. (2 Lots, 5 Acres)
- 9. Rezac Subdivision– Grand Island ETJ:** Located north of Stolley Park Road and east of Stuhr Road in Hall County. This property is zoned TA

Transitional Agriculture. There are 2 houses on the property and this will allow the owner to sell one of the existing homes. (2 Lots, 16.162 Acres)

**10. Comprehensive Plan-** Keith Marvin will be available to talk about public outreach opportunities including the survey, MindMixer and upcoming open house.

**Next Regular Meeting January 11, 2023**