



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item A1

Agenda - April 5, 2023 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, April 5, 2023

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 1, 2023.**

- 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 34 south of 13th Street between Diers Avenue and the Moore’s Creek Drainway. Resolution 2023-09 (C-22-23GI)

- 5. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located north of Huff Boulevard west of North Road from R1 – Suburban Density Residential to R3 – Medium Density Residential (C-21-23GI)

- 6. Final Plat – Prairie Commons Sixth Subdivision– Grand Island:** Located north of Rae Road and east of U.S. Highway 281 in Grand Island, NE (13 lots, 25.66 acres)

Consent Agenda

- 7. Final Plat – Rockford Subdivision– Alda:** Located east of Alda Road and north of Apollo Avenue in Alda. (3 Lots, 6.89 Acres)

- 8. Final Plat – JBA Ventures Subdivision– Grand Island:** Located south of South Street and east of Henry Street in Grand Island NE. (4 Lots, 1.498Acres)

- 9. Final Plat – Eilienstien Subdivision– Grand Island:** Located north of State Street and east of North Road in Grand Island NE. (1 Lots, 1.305 Acres)

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.

- 10. Final Plat – Platte View Second Subdivision– Grand Island ETJ:** Located south of U.S. Highway 34/Husker Highway east of Farmstead Road in the ETJ of Grand Island NE. (2 Lots, 5.046 Acres)
- 11. Final Plat – T&L Atkins Subdivision– Grand Island ETJ:** Located south of Schimmer Road and east of North Road in the ETJ of Grand Island NE. (2 Lots, 12.943 Acres)
- 12. Final Plat – Gary Subdivision– Hall County:** Located south of Schimmer Road and west of Schaupsville Road in Hall County, NE. (2 Lots, 2.22 Acres)
- 13. Final Plat – Armes ‘Lazy Acres’ Subdivision– Hall County:** Located north of Lepin Road and east of Locust Street in Hall County, NE. (1 Lot, 3.19 Acres)
- 14. Final Plat – Manning Acres Subdivision– Hall County:** Located south of 13th Street and east of Wiseman Road in Hall County, NE. (1 Lot, 2.64 Acres)
- 15. Comprehensive Plans**
 - 1. Payment of Claims**
 - 2. Update on Comp Plan Process**
- 16. Directors Report**
- 17. Next Meeting May 3, 2023**
- 18. Adjourn.**

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**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 1, 2023**

- 4. Public Hearing – Redevelopment Plan Amendment-Grand Island**
Public hearing on an amendment to the redevelopment plan for CRA Area 34 south of 13th Street between Diers Avenue and the Moore’s Creek Drainway. Resolution 2023-09 (C-22-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 5. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located north of Huff Boulevard west of North Road from R1 – Suburban Density Residential to R3 – Medium Density Residential (C-21-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 6. Final Plat – Prairie Commons Sixth Subdivision– Grand Island:**
Located north of Rae Road and east of U.S. Highway 281 in Grand Island, NE (13 lots, 25.66 acres). This is further subdivision in anticipation of development south of the new hospital. An additional 13 lots will be created to facilitate commercial development. The property is zoned B2 General Business. City staff is recommending against this subdivision as submitted. Settler Road as shown on the plat is only needed to provide access to Lot 6. This could be accomplished with a flag lot extending from Lot 6 to Prairieview Street and/or Rae Road in place of the street right of way or with a cul-de-sac either from Prairieview or Rae Road. The private access even it is shared in a way similar to the a public street would cost less to construct, use less property, reduce the required sidewalks and landscaping and the long term maintenance costs that would be a responsibility of the City. If this is approved as submitted the city would require both the 70’ of right of way and an additional 7 feet of utility easement on both sides of the ROW similar to that granted along Prairieview Street.

Consent Agenda

- 7. Final Plat – Rockford Subdivision– Alda:** Located east of Alda Road and north of Apollo Avenue in Alda. (3 Lots, 6.89 Acres) This splits 2 existing lots in Alda zoned I2 Heavy Industry into 3 lots. There are 3 buildings on the two lots and this will allow them to be sold and owned separately

- 8. Final Plat – JBA Ventures Subdivision– Grand Island:** Located south of South Street and east of Henry Street in Grand Island NE. (4 Lots, 1.498Acres) This reconfigures 4 existing lots for redevelopment and

dedicates a utility easement between the lots for the extension of sanitary sewer. The property is zoned B2.

9. Final Plat – Eilienstien Subdivision– Grand Island: Located north of State Street and east of North Road in Grand Island NE. (1 Lots, 1.305 Acres) This combines vacated right of way acquired as part of the North Road paving project with an existing parcel and formally approves a subdivision of these parcels. The property is zoned R1 Suburban Density Residential.

10. Final Plat – Platte View Second Subdivision– Grand Island ETJ: Located south of U.S. Highway 34/Husker Highway east of Farmstead Road in the ETJ of Grand Island NE. (2 Lots, 5.046 Acres) This reconfigures 2 existing lots originally platted as part of the n the Grand Island Farmstead Project and dedicates additional right of way for the adjoining roads. The property is zoned LLR Large Lot Residential

11. Final Plat – T&L Atkins Subdivision– Grand Island ETJ: Located south of Schimmer Road and east of North Road in the ETJ of Grand Island NE. (2 Lots, 12.943 Acres) This reconfigures 2 existing parcels each with their own house eliminating a shared driveway and providing access to each house across its own property. The property is zoned AG2 Secondary Agricultural Zone.

12. Final Plat – Gary Subdivision– Hall County: Located south of Schimmer Road and west of Schaupsville Road in Hall County, NE. (2 Lots, 2.22 Acres) This reconfigures and plats an existing parcel with a house and grain bins and a machine shed to separate the house from the grain bin/shed site. The property is zoned A-1 Primary Agriculture. The houses is permitted on a lot of more than 20,000 square feet and the agricultural buildings are permitted on a lot with at least 1 acre.

13. Final Plat – Armes ‘Lazy Acres’ Subdivision– Hall County: Located north of Lepin Road and east of Locust Street in Hall County, NE. (1 Lot, 3.19 Acres) This reconfigures Armes ‘Lazy Acres’ Subdivision by adding additional acreage to the original subdivision. This property is zoned A-1 Primary Agriculture.

14. Final Plat – Manning Acres Subdivision– Hall County: Located south of 13th Street and east of Wiseman Road in Hall County, NE. (1 Lot, 2.64 Acres) This splits and existing farmstead from a tract of 20 acres or more. This property is zoned A-1 Primary Agriculture.

15. Comprehensive Plans

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

16. Directors Report

17. Next Meeting May 3, 2023