



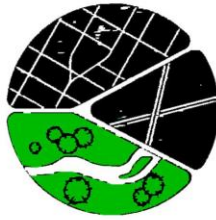
Hall County Regional Planning Commission

Wednesday, May 3, 2023
Regular Meeting

Item A1

Agenda - May 3, 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, May 3, 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 April 5, 2023.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located south of 13th Street between Diers Avenue and the Moore's Creek Drainway (a part of Block A of Crane Valley Subdivision in Grand Island Nebraska) from B2 General Business to RD- Residential Development Zone (C-23-23GI)

- 1. Crane Valley 10th Subdivision (10 Lots 20.22 acres)**

- 5. Public Hearing – One and Six Year Street Improvement Plan – Hall County –** Public hearing and action on the fiscal year 2024 to 2029 street improvement plan for Hall County, Nebraska (C-24-23HC)

Consent Agenda

- 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)
- 7. Final Plat – Kingsley Subdivision– Cairo ETJ:** Located east of 130th Road and north of One-R Road in the jurisdiction of the Village of Cairo. (1 Lots, 6.89 Acres)
- 8. Final Plat – Westside Subdivision– Alda:** Located north of Pine Street and west of Chestnut Street in the Village of Alda. (3 Lots, 0.482 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.

9. Comprehensive Plans

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

10. Directors Report

11. Next Meeting June 7, 2023

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 3, 2023**

- 4. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located south of 13th Street between Diers Avenue and the Moore’s Creek Drainway (a part of Block A of Crane Valley Subdivision in Grand Island Nebraska) from B2 General Business to RD- Residential Development Zone along with approval of the Crane Valley 10th Subdivision. (C-23-23GI) **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 2024 to 2029 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-24-23HC) **See Attached Information from County Highway Superintendent** (Hearing Discussion Action)

Consent Agenda

- 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.

- 7. Final Plat – Kingsley Subdivision– Cairo ETJ:** Located east of 130th Road and north of One-R Road in the jurisdiction of the Village of Cairo. This property is zoned TA Transitional Agriculture. Staff is recommending that the minimum lot size of 20 acres be waived in this case as this property is all of the south ½ of the SW ¼ of the section that is located on the north side of the Dry Creek. This property is not physically attached to the rest of the 80 acres. (1 Lots, 6.89 Acres)

- 8. Final Plat – Westside Subdivision– Alda:** Located north of Pine Street and west of Chestnut Street in the Village of Alda. (3 Lots, 0.482 Acres) This property is currently 2 lots but there are 3 houses on the two lots. They wish to separate these houses so each has its own lot. Sewer and water are available and the Village of Alda will require that each unit is connected to its own sewer and water service. The property is zoned R-6 Multiple Family Zone.

9. Comprehensive Plans

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

10. Directors Report

11. Next Meeting June 7, 2023