



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Tom Brown	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Dianne Miller	Grand Island	
Jaye Montor	Cairo	
Robert (Bob) Niemann	Grand Island	
Pat O'Neill	Hall County	Chairperson
Mick Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Dennis Wagoner	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Karla Collinson

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



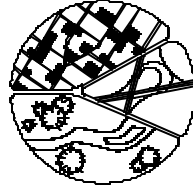
Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item E1

Minutes of March 1, 2006

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
March 1, 2006

The meeting of the Regional Planning Commission was held Wednesday, March 1, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" February 18, 2006.

Present:	John Amick	Bill Hayes
	Debra Reynolds	Pat O'Neill
	Tom Brown	Bob Niemann
	Dianne Miller	Scott Eriksen
	Leslie Ruge	Don Snodgrass
	Mark Haskins	

Absent: Jaye Monter

Other: Mitch Nickerson, Steve Riehle, Doug Walker

Staff: Karla Collinson, Chad Nabity

Press: Grand Island Independent

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

2. Minutes of February 1, 2006

A motion was made by Hayes 2nd by Ruge to approve the minutes of February 1, 2006 meeting.

The motion carried with 9 members present voting in favor (Amick, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes) and 2 members (Haskins, Snodgrass) abstaining.

3. Request time to speak

4. Public Hearing – Adoption of 1 & 6 year Hall County Road Improvement Plan. (C-12-2006HC)

John Amick entered into the record a letter from the Village of Doniphan asking for an additional 1 mile of paving on South Locust Street in Southern Hall County.

Amick, Hayes and O'Neill all expressed concern with the South Locust project and how important it is to get the last 3 miles of that road paved. Sherlock said the County Board has directed him to spend the money on road improvement and not new paving, he is proposing to get the last 3 miles of dirt work done and structures replaced on that road this year, which he feels will make it safer for traffic. He said the work that will be done on it this year will make it ready to pave, and no additional work will need to be done before it can be paved.

The planning commission questioned the need to work on the bridges proposed for the 1 year plan. Sherlock explained that these bridges have a sufficiency rating of below 30. They are critical and if one support fails the entire structure will fail. Chairman O'Neill supported the bridge replacement based on those comments.

A motion was made by Amick and seconded by Haskins to approve and recommend that Hall County Board of Supervisors approve the 1 & 6 year road improvement plan with the South Locust paving project becoming top priority next year.

A roll call vote was taken and the motion passed with 10 members present (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes, Snodgrass) voting in favor and 1 member (Hayes) voting against.

CONSENT AGENDA

5. Final Plat - M L Harris Subdivision located South of Giltner Road and West of Stuhr Road, Hall County Nebraska (1 lot). (Discussion, Action)

A motion was made by Ruge 2nd by Brown to approve the consent agenda item as presented.

A roll call vote was taken and the motion carried with 11 members present voting in favor (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes, Snodgrass).

6. Planning Director's Report

A motion was made by Ruge, and 2nd by Miller to approve the purchase of a Phaser 8500 N Printer.

A roll call vote was taken and the motion carried with 11 members present voting in favor (Amick, Haskins, Reynolds, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Hayes, Snodgrass).

7. Next Meeting April 5, 2006 at 6:00 p.m.

8. Adjourn

Chairman O'Neill adjourned the meeting at 6:50.

Leslie Ruge, Secretary

by Karla Collinson



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item .A1

Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
April 5, 2006**

4. **Public Hearing** - Concerning changes to Grand Island City Code in reference Installation of Liquid Propane Storage Tanks and wholesale distribution of propane in the ME Manufacturing Estates Zone. (See full recommendation)
5. **Preliminary Plat** - Sterling Estates Subdivision located North of State Street and East of North Road. This subdivision proposes to create 241 lots on a parcel of land in the NW $\frac{1}{4}$ 12-11-10. This subdivision includes a variety of zoning districts including RO-Residential Office, R-4 High Density Residential and R-1 Suburban Density Residential. The property is currently zoned R1 and R4. Rezoning will be necessary prior to approval of the final plat of some of the townhouse lots along Ebony Lane and the RO Lots south of Capital Avenue. It is recommended the Planning Commission approve this preliminary Plat.
6. **Preliminary Plat** - Springdale Subdivision located South of Lillie Drive and West of North Road. This subdivision proposes to create 36 lots on a parcel of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 23-11-10. This property is currently zoned LLR Large Lot Residential. The preliminary plat is designed with lots in excess of 9,000 square feet so but less than 20,000 square feet so will have to be rezoned prior to approval of the final plat. It is recommended the Planning Commission approve this preliminary Plat.
7. **Preliminary Plat** - Summerfield Estates Fifth Subdivision located North of 13th Street and East of Summerfield Avenue. This subdivision proposes to create 14 lots on a parcel of land in the W $\frac{1}{2}$ SW $\frac{1}{4}$ 12-11-10. This change to Summerfield Estates Subdivision involves restructuring some of the planned cul-de-sacs and eliminating the cul-de-sac planned for the portion being platted as Summerfield Estates Fifth. It is recommended the Planning Commission approve this preliminary Plat.
8. **Final Plat** - Summerfield Estates Fifth Subdivision located North of 13th Street and East of Summerfield Avenue. This subdivision proposes to create 14 lots on a parcel of land in the W $\frac{1}{2}$ SW $\frac{1}{4}$ 12-11-10. It is recommended the Planning Commission approve this final Plat.

CONSENT AGENDA

7. **Final Plat** - Larue Subdivision located South of 13th Street and West of Hwy 281. This subdivision proposes to create 142 lots on a parcel of land in the E $\frac{1}{2}$ NW $\frac{1}{4}$ 13-11-10.
8. **Final Plat** - Neumann Second Subdivision located South of 13th Street and West of North Road. This subdivision proposes to create 2 lots on a parcel of land comprising of lot 1 Neumann Subdivision.
9. **Final Plat** - Livermore Subdivision located North of Rosemont Avenue and East of Riverview Drive, Grand Island Nebraska. This subdivision proposes to create 2 lots on a parcel of land in the E $\frac{1}{2}$ NW $\frac{1}{4}$ 28-11-09.
10. **Final Plat** - Bosselville Second Subdivision located South of Bosselman Avenue and West of Highway 281. This subdivision proposes to create 2 lots on a parcel of land comprised of lots 5 & 6 block 1 Bosselville Subdivision and part of the NE $\frac{1}{4}$ 24-10-10.
11. **Final Plat** - Hillcrest Second Subdivision located North of Platte River Drive and West of Hwy 281, Hall County Nebraska within Doniphan 1 mile Jurisdiction. This subdivision proposes to create 1 lot on a parcel of and in the W $\frac{1}{2}$ SE $\frac{1}{4}$ 01-09-10. This is splits an existing farmstead from a tract of 20 acres or more.
12. **Final Plat** - Gangwish Subdivision located North of Rainforth Road and East of 190th Road, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land located in the N $\frac{1}{2}$ SW $\frac{1}{4}$ 20-09-12. This is splits an existing farmstead from a tract of 20 acres or more.
13. **Final Plat** - JLW Subdivision located South of Capital Avenue and East of 110th Road, Hall County Nebraska. This subdivision proposes to create 1 lot on a parcel of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ 10-11-11. This property was split in 1976 from the parent parcel without a subdivision. A subdivision would have been required at that point in time and could have been done legally. Approval of this subdivision will clear the title of this property.

It is recommended the Planning Commission Approve the consent agenda items as presented.



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item B1

Reserve Time to Speak on Agenda Items

Staff Contact:



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item F1

Changes to Grand Island City Code ME Zone

Concerning changes to Grand Island City Code in reference to Installation of Liquid Propane Storage Tanks and wholesale distribution of propane in the ME Manufacturing Estates Zone. (See Full Recommendation attached.)

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 24, 2006

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-71(A) ME-Manufacturing Estates Zone Permitted Principal Uses including the wholesale distribution as an allowed use in building heated with propane and with a propane tank of 40,000 gallons or smaller. (C-10-2006GI)

PROPOSAL:

The changes proposed here were requested by Bosselman Energy Inc. of Grand Island, Nebraska. All areas with changes are highlighted. Additions are italicized and underlined and deletions are in ~~strike out~~.

§36-71. (ME) Industrial Estates Zone

Intent: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from a bulk propane tank not to exceed 40,000 gallons and when such tank is installed primarily to provide a source of heat for a building on the lot.

OVERVIEW:

The ME zone specifically prohibits the storage tanks for fuel and chemicals but that does not prohibit the installation of a tank for heating purposes. The intent of the prohibition is to limit the likelihood of the ME Zone becoming a tank farm atmosphere versus a campus atmosphere. That intent and the prohibitions on storage of fuel limit the ability of owners to heat their building with propane and to store propane on the property for that purpose. A propane tank up to, or larger than 40,000 gallons, would be permitted as a source of fuel for heating a building.

Bosselman Energy Inc. intends to build on a site they own at the Industrial Park and to heat the building with propane stored in a tank on site. They would also like to be able to use that tank with appropriate fittings and safety devices to be used to fill smaller 30 gallon bottles for wholesale distribution. These bottles are used primarily for forklifts and similar equipment. Bosselman Energy Inc. currently fills and distributes these bottles at their site at 3rd and Blaine/Custer.

Under the proposed changes this use would be permitted along with the administrative offices and other permitted uses. The propane tank would have to be installed for the purpose of heating a building on the site and this would be an additional use that would be allowed.

It would appear that these proposed changes fall within the intent of the ME District as it has been applied at the Platte Valley Industrial Park.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

_____ Chad Naby AICP, Planning Director



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item L1

Preliminary Plat Sterling Estates Subdivision

This Preliminary Plat proposes to create 241 lots on a currently unplatted parcel of land in the NW 1/4 Section 12 Township 11 Range 10, located North of State Street, East of North Road. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Preliminary Plat – Sterling Estates Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Sterling Estates Subdivision, located North of State Street and East of North Road , Grand Island Nebraska.

This preliminary plat proposes to create 241 lots on a parcel of land in the NW 1/4 12-11-10. This land consists of approximately 116.13 acres.

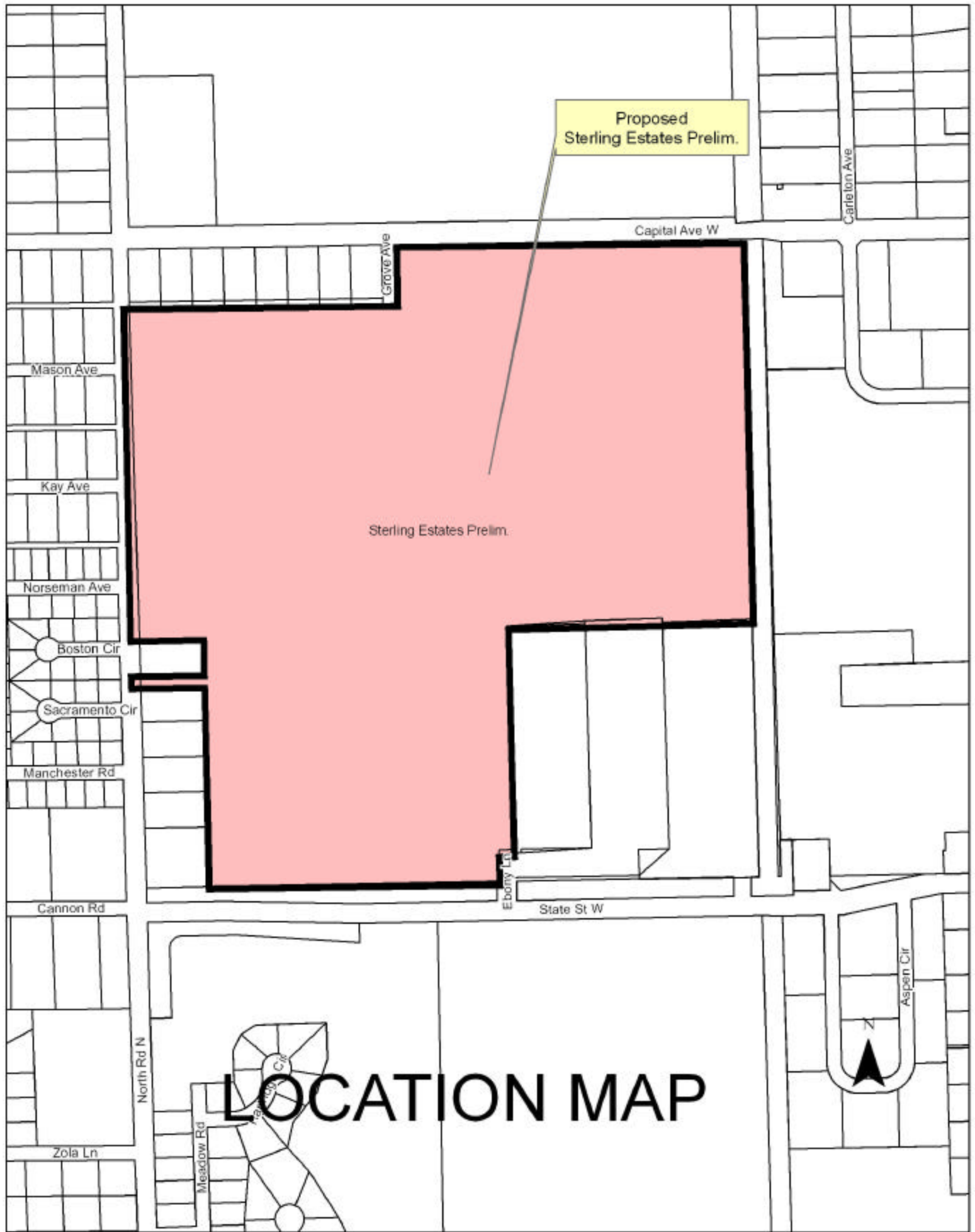
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on April 5 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item L2

Preliminary Plat Springdale Subdivision

This Preliminary Plat proposes to create 36 lots on a currently unplatted parcel of land in the SE 1/4 NE 1/4 Section 23 Township 11 Range 10, located South of Lillie Drive and West of North Road. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Preliminary Plat – Springdale Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Springdale Subdivision, located South of Lillie Drive and West of North Road.

This preliminary plat proposes to create 36 lots on a parcel of land in the SE ¼ NE ¼ 23-11-10. This land consists of approximately 14.229 acres.

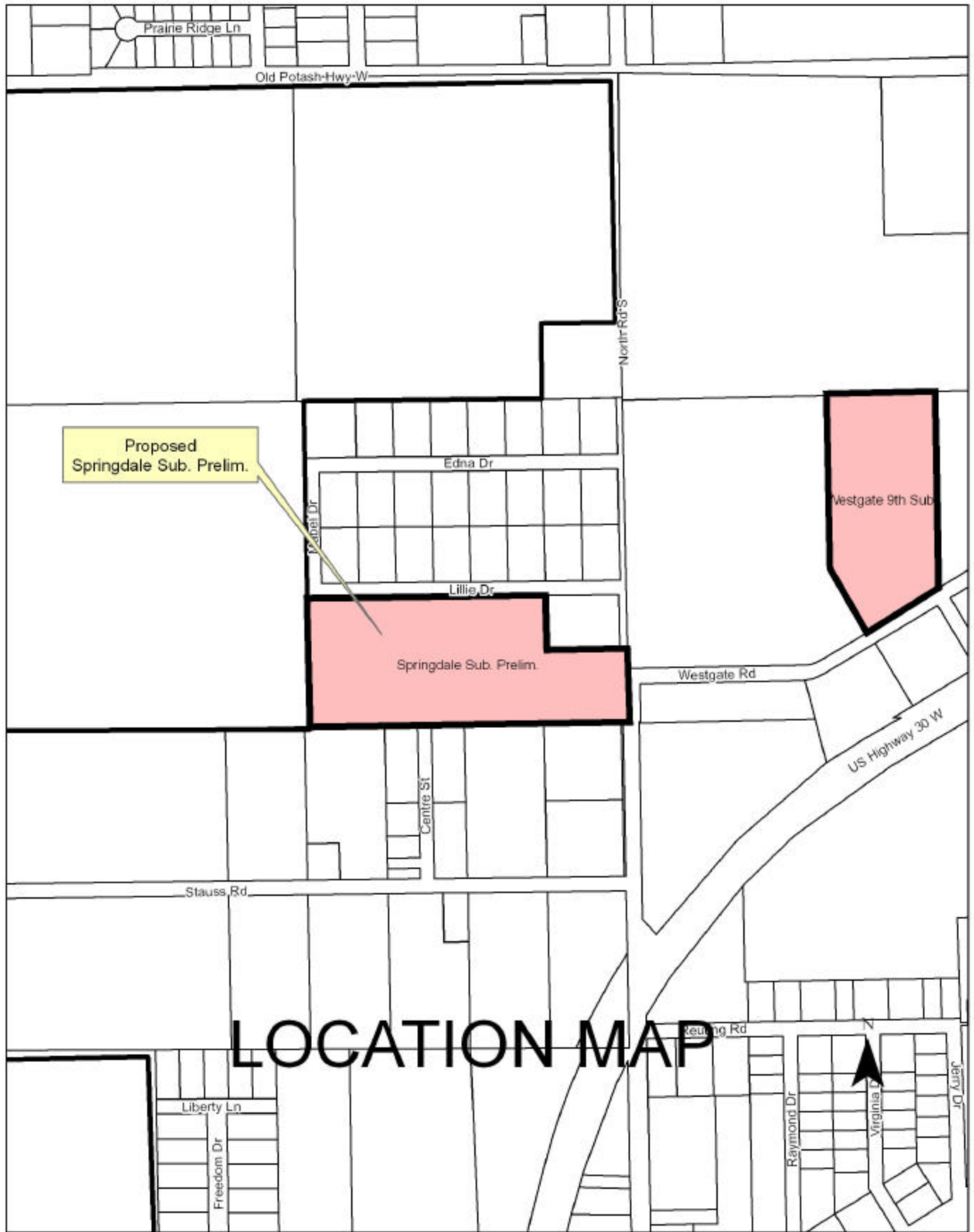
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on February 1, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item L3

Preliminary Plat Summerfield Estates Subdivision

This Preliminary Plat proposes to create 14 lots on a currently unplatted parcel of land in the W 1/2 SW 1/4 Section 12 Township 11 Range 10, located North of 13th Street and East of Summerfield Avenue. It is recommended the Planning Commission approve and recommend the City Council approve this Preliminary Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Preliminary Plat – Summerfield Estates Fifth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Summerfield Estates Fifth Subdivision, located North of 13th Street and East of Summerfield Avenue, Grand Island Nebraska.

This preliminary plat proposes to create 14 lots on a parcel of land in the W ½ SW 1/4 12-11-10. This land consists of approximately 3.51 acres.

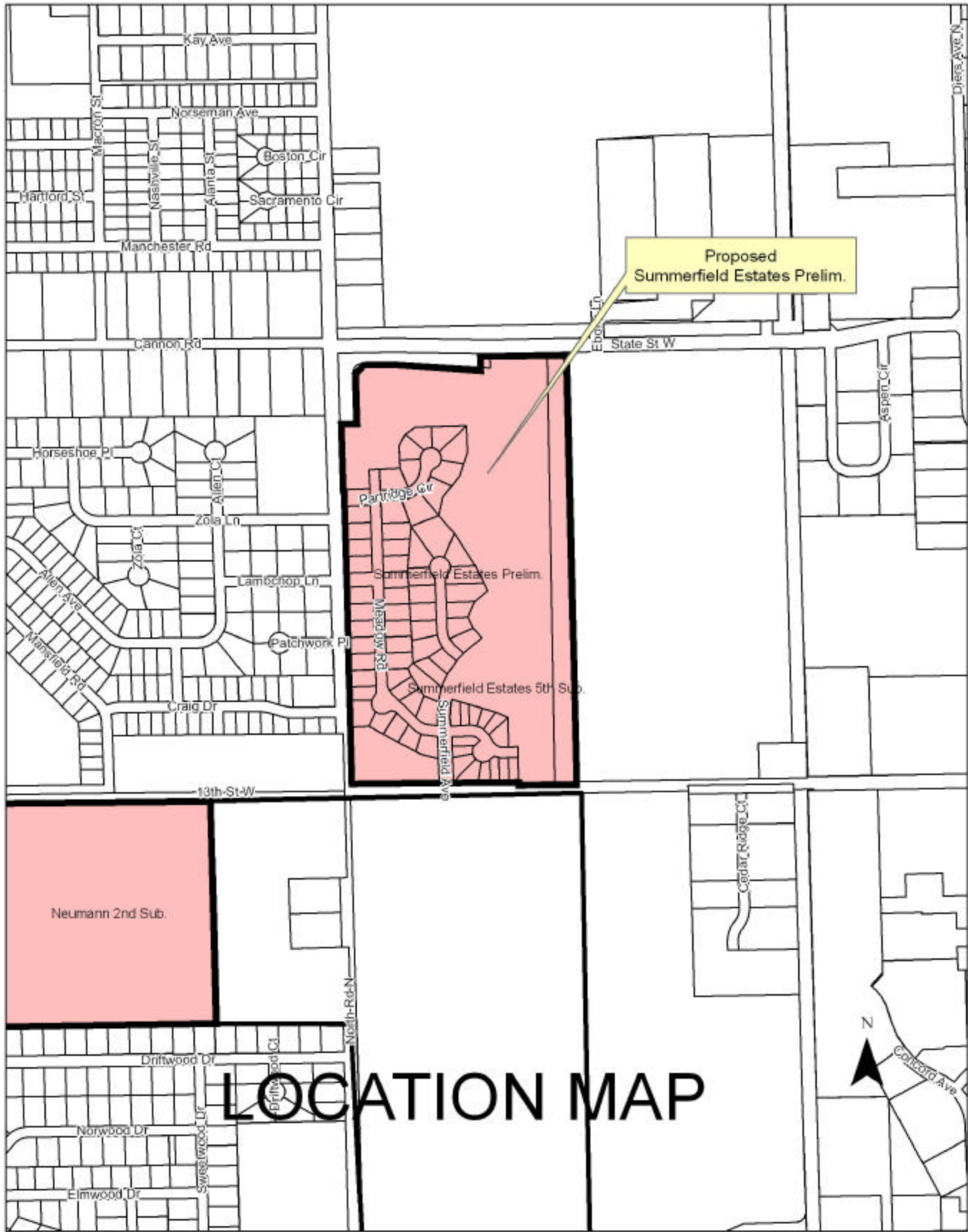
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on April 5 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M1

Final Plat Summerfield Estates Fifth Subdivision

This Final Plat proposes to create 14 lots on a currently unplatted parcel of land in the W 1/2 SW 1/4 Section 12 Township 11 Range 10, located North of 13th Street and East of Summerfield Avenue. This land consists of approximately 3.51 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Summerfield Estates Fifth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of JLW Subdivision, located North of 13th Street and East of Summerfield Avenue, Grand Island Nebraska.

This final plat proposes to create 14 lots on a parcel of land in the W ½ SW 1/4 12-11-10. This land consists of approximately 3.51 acres.

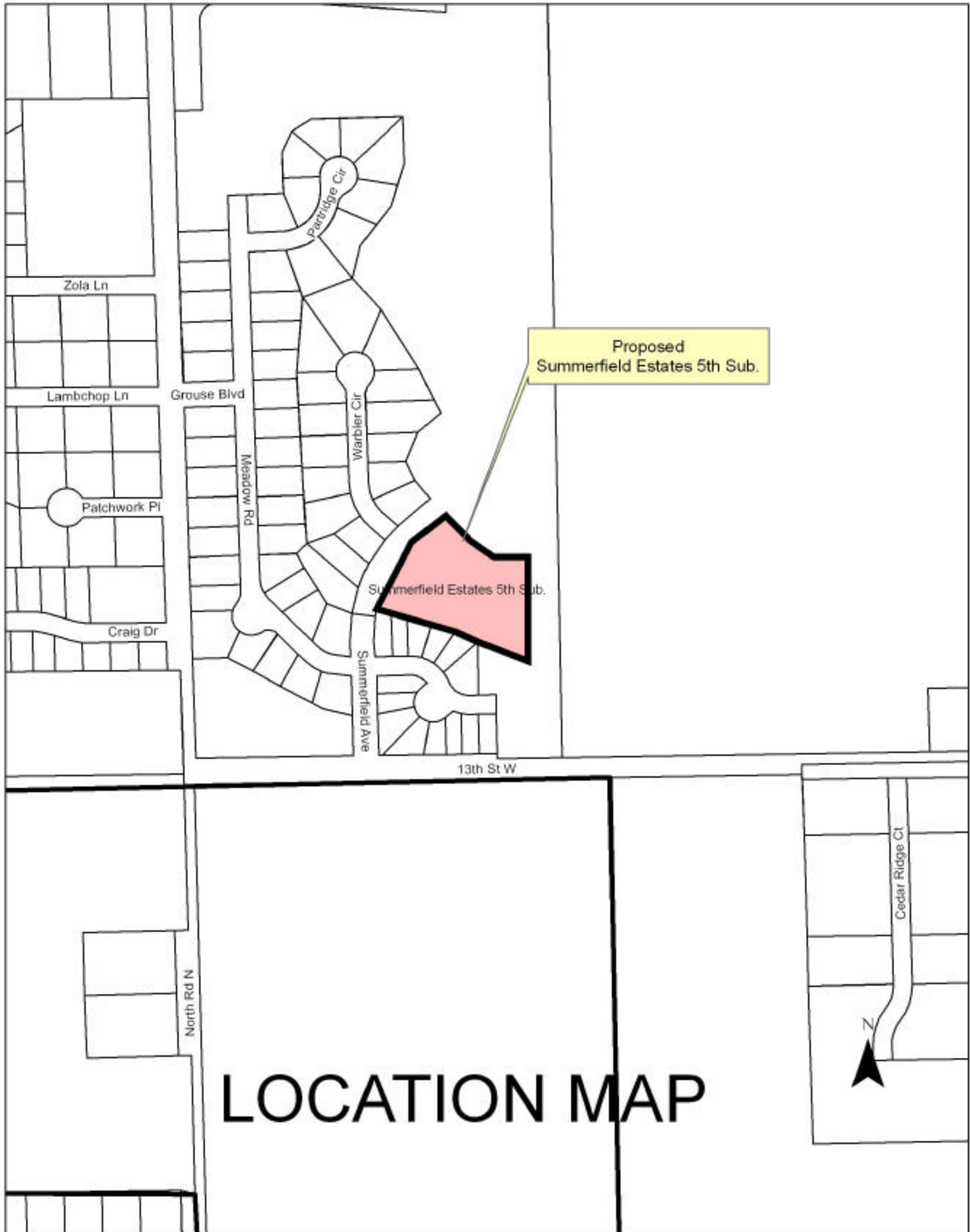
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M2

Final Plat Larue Subdivision

This Final Plat proposes to create 142 lots on a currently unplatted parcel of land in the E 1/2 NW 1/4 Section 13 Township 11 Range 10, located South of 13th Street and West of Hwy 281. This land consists of approximately 35.922 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Larue Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Larue Subdivision, located South of 13th St and West of Hwy 281, Grand Island Nebraska.

This final plat proposes to create 142 lots on a parcel of land in the E ½ NW ¼ 13-11-10. This land consists of approximately 35.922 acres.

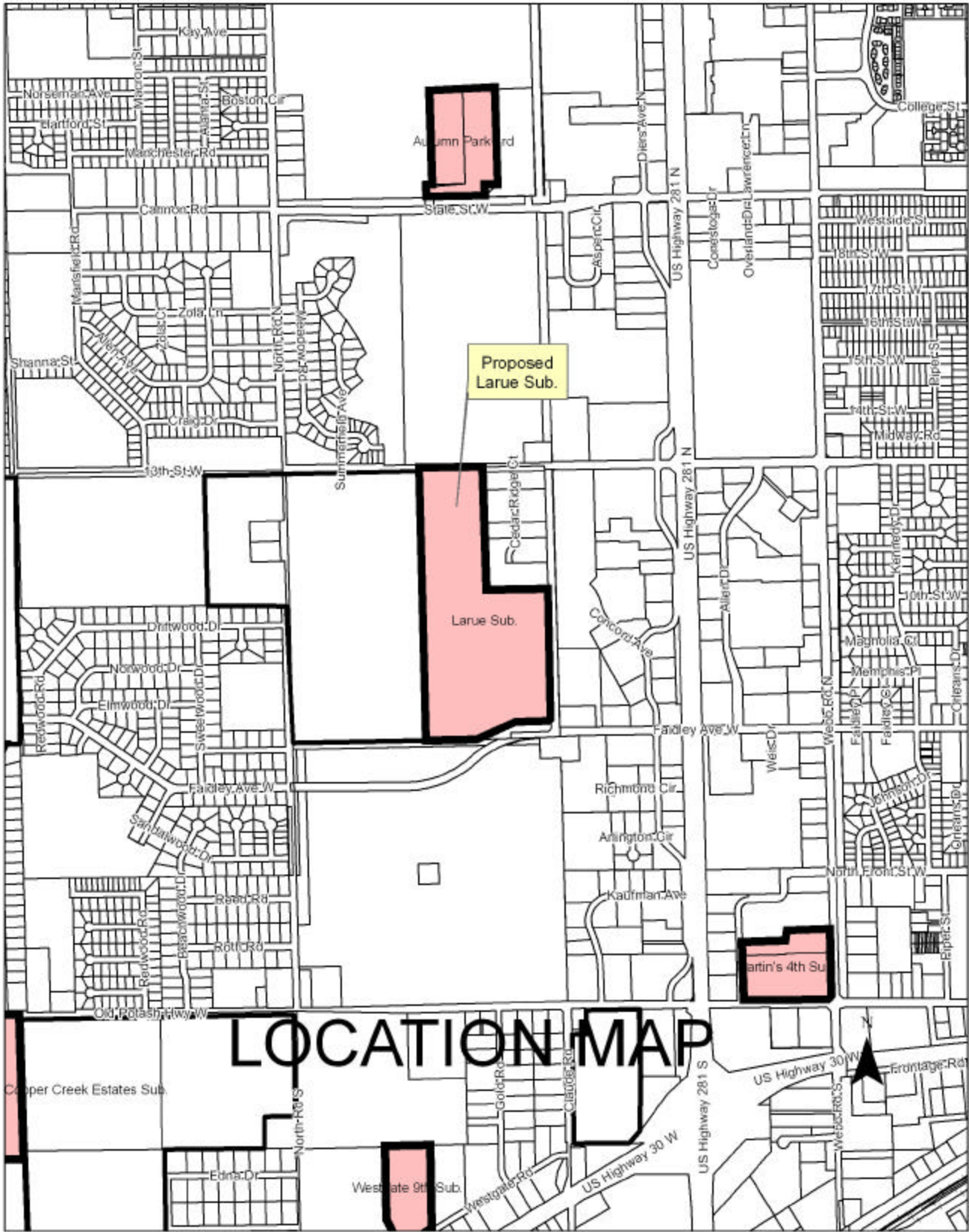
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M3

Final Plat Neumann Second Subdivision

This Final Plat proposes to create 2 lots on a currently unplatted parcel of land comprising of lot 1 Neumann Subdivision, located South of 13th Street and West of North Road. This land consists of approximately 108.256 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Neumann Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Neumann Second Subdivision, located South of 13th Street and West of North Road, Grand Island Nebraska.

This final plat proposes to create 2 lots on a parcel of land comprising of lot 1 Neumann Subdivision. This land consists of approximately 108.256 acres.

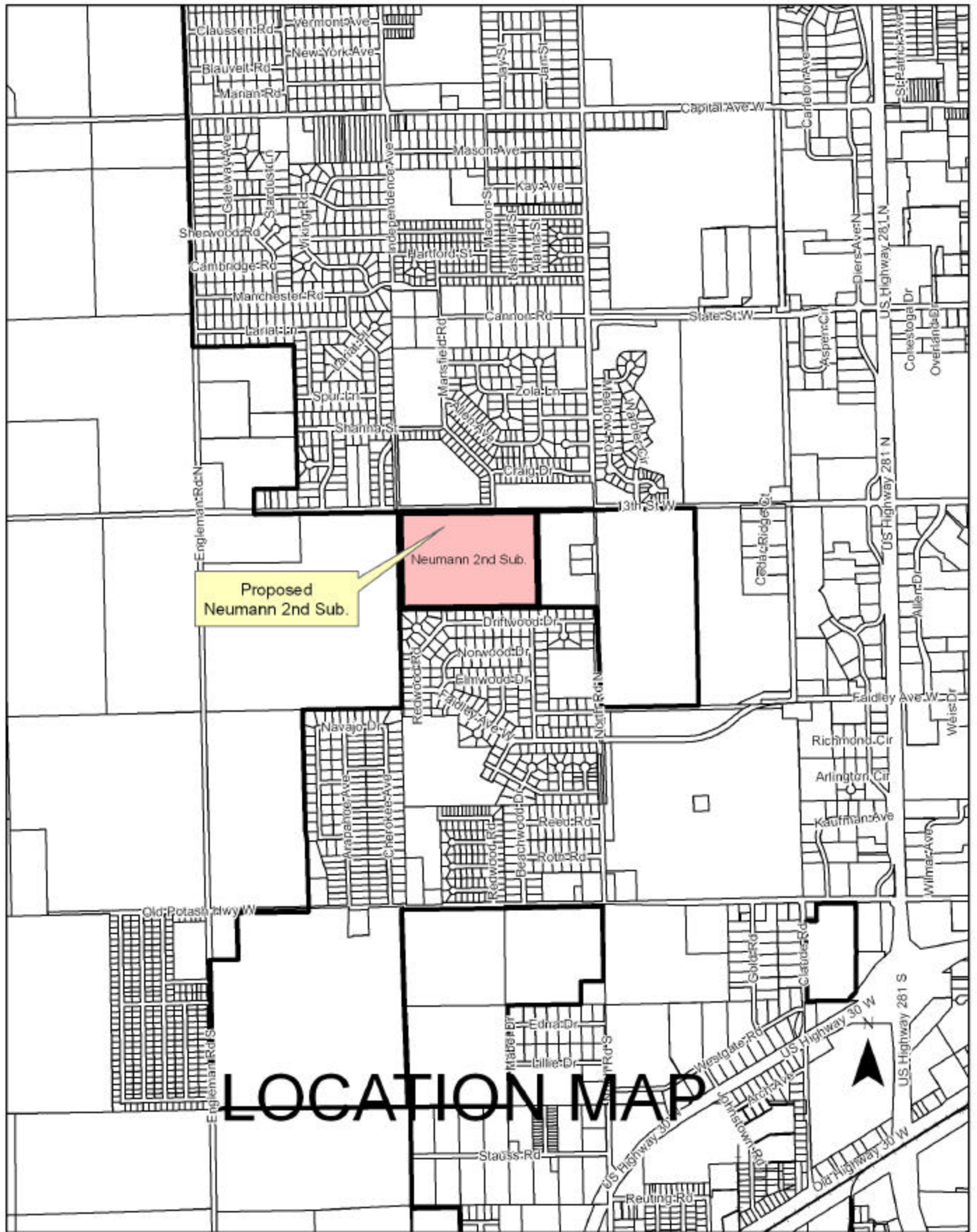
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M4

Final Plat Livermore Subdivision

This Final Plat proposes to create 2 lots on a currently unplatted parcel of land in the E 1/2 NW 1/4 Section 28 Township 11 Range 09, located North of Rosemont Avenue and East of Riverview Drive. This land consists of approximately 1.052 acres. It is recommended the Planning Commission approve and recommend the City Council approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Livermore Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Livermore Subdivision, located North of Rosemont Avenue and East of Riverview Drive, Grand Island Nebraska.

This final plat proposes to create 2 lots on a parcel of land in the E ½ NW ¼ 28-11-09. This land consists of approximately 1.052 acres.

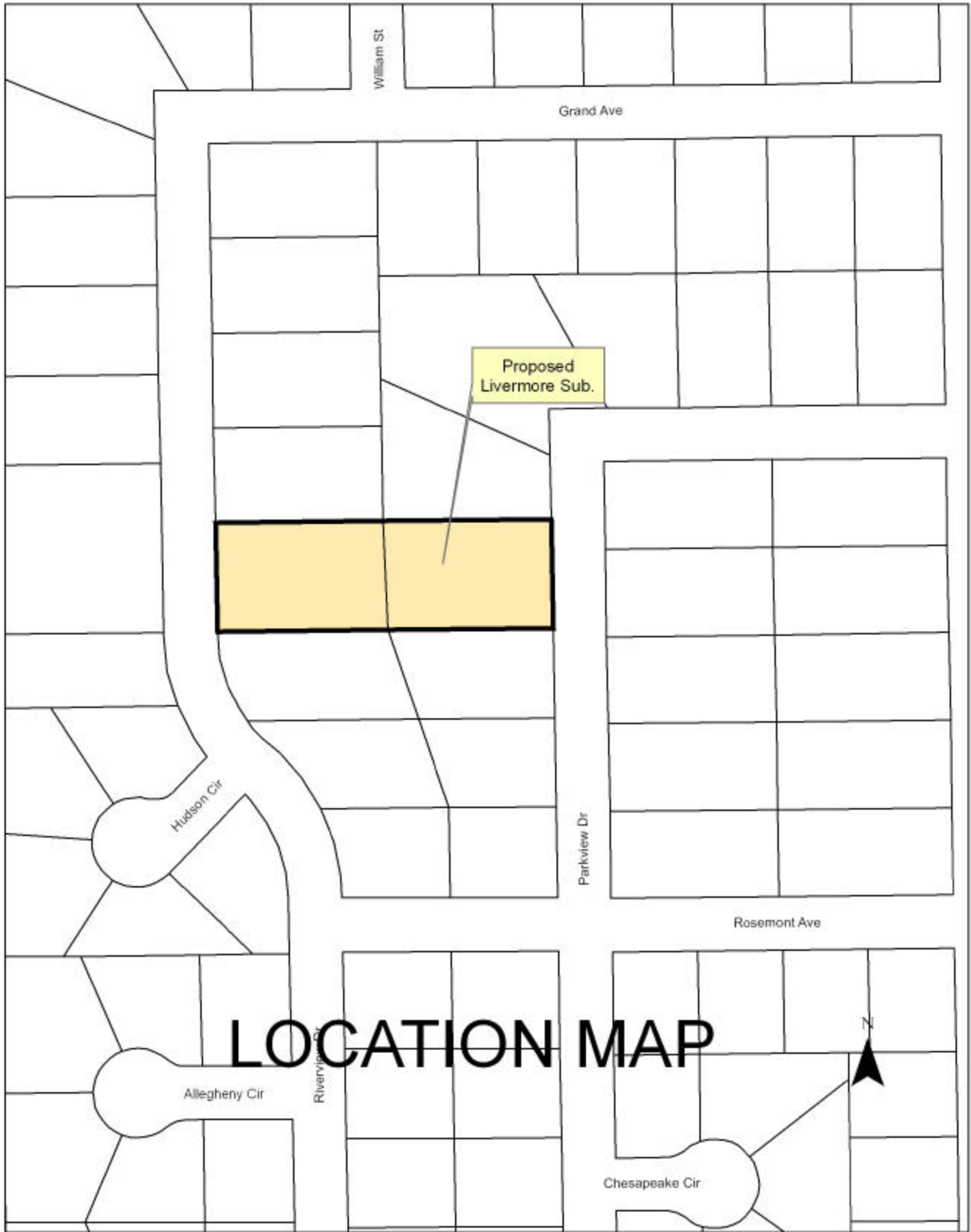
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M5

Final Plat Bosselville Second Subdivision

This Final Plat proposes to create 2 lots on a parcel of land consisting of part NE 1/4 Section 24 Township 10 Range 10, located South of Bosselman Avenue and West of Hwy 281. This land consists of approximately 2.19 acres. It is recommended the Planning Commission approve and recommend the County Board and City Council approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Bosselville Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bosselville Second Subdivision, located South of Bosselman Avenue and West of Highway 281, Hall County within Grand Island 2 mile jurisdiction.

This final plat proposes to create 2 lots on a parcel of land consisting of lots 5 & 6, block 1 Bosselville Subdivision and part of the NE ¼ 24-10-10. This land consists of approximately 2.19 acres.

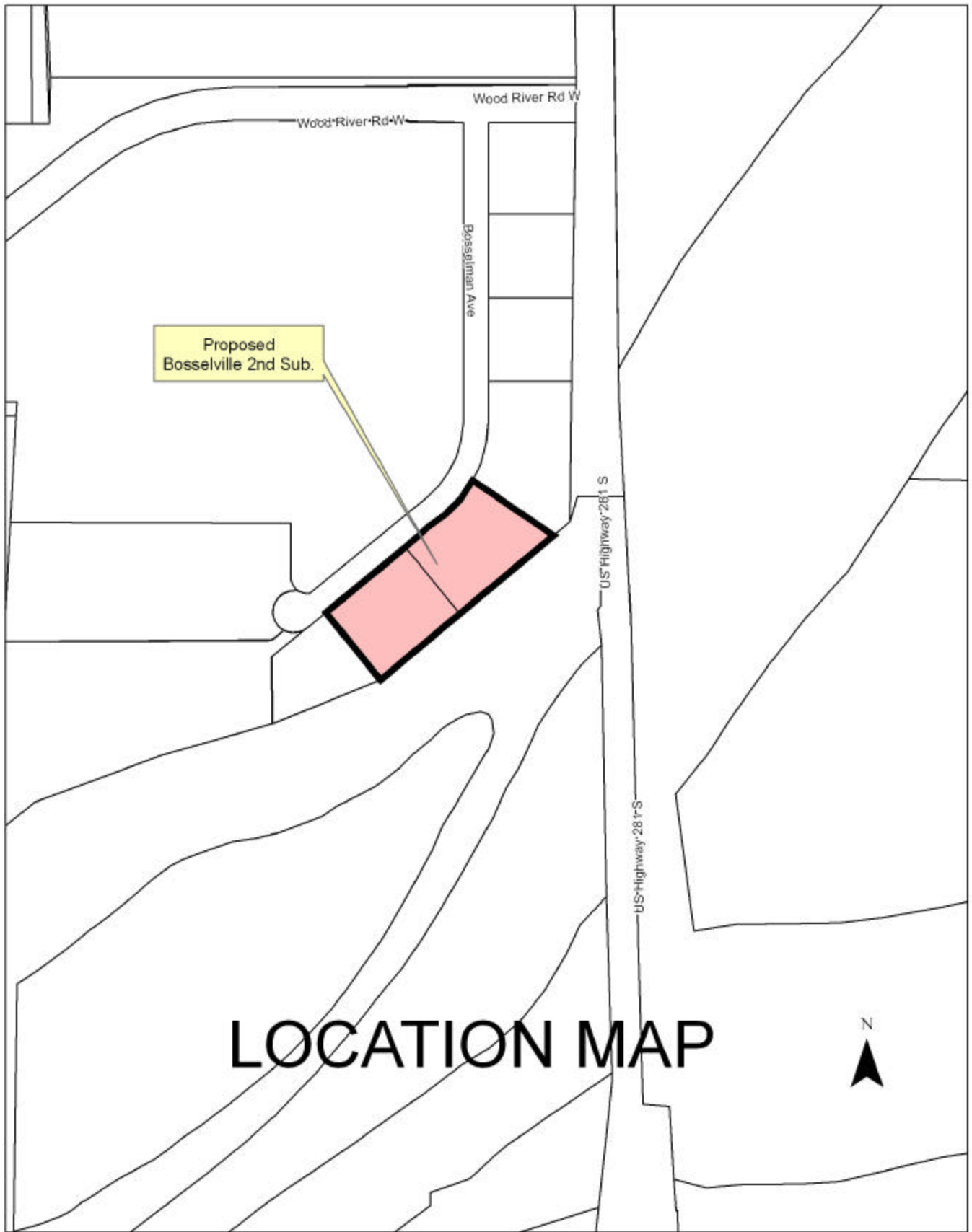
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works
County Building
City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M6

Final Plat Hillcrest Second Subdivision

This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the W 1/2 SE 1/4 Section 01 Township 09 Range 10, located North of Platter River Drive and West of Hwy 281. This land consists of approximately 1.595 acres. It is recommended the Planning Commission approve and recommend the Village of Doniphan and County Board approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Hillcrest Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hillcrest Second Subdivision, located North of Platte River Drive and West of Hwy 281, Hall County Nebraska within Doniphan 1 mile jurisdiction.

This final plat proposes to create 1 lot on a parcel of land in the W ½ SE ¼ 1-09-10. This land consists of approximately 1.595 acres. This splits an existing farmstead from a tract of 20 or more acres.

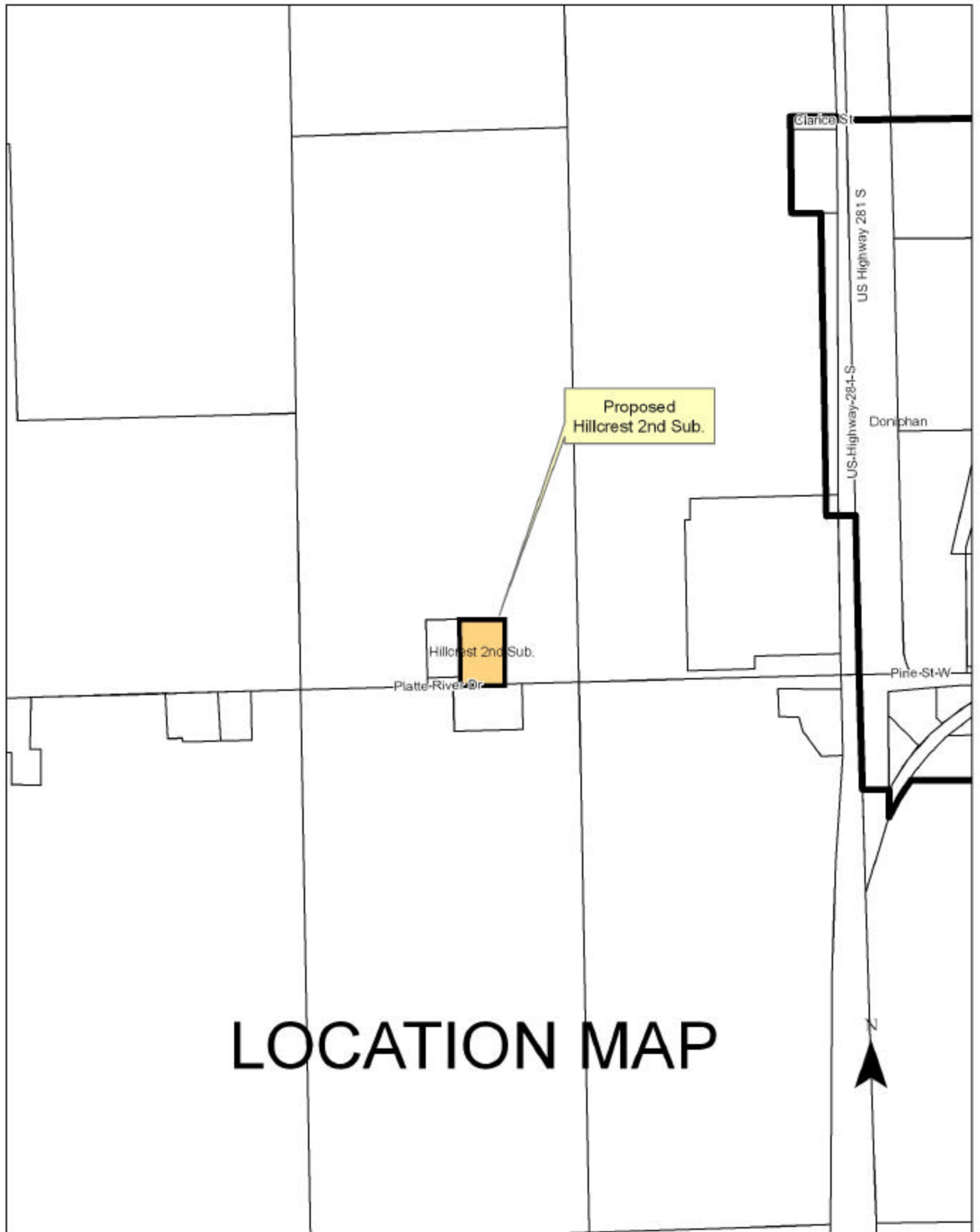
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Doniphan Clerk
Doniphan Attorney
County Clerk
County Attorney
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M7

Final Plat Gangwish Subdivision

This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the N 1/2 SW 1/4 SW 1/4 Section 20 Township 09 Range 12, located North of Rainforth Road and East of 190th Road. This land consists of approximately 4.42 acres. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – Gangwish Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Gangwish Subdivision, located North of Rainforth Road, and East of 190th Road.

This final plat proposes to 1 lot on a parcel of land in the N ½ SW ¼ SW ¼ and part of the N ½ SW ¼ 20-09-12. This land consists of approximately 4.42 acres. This splits an existing farmstead from a parcel of 20 acres or more.

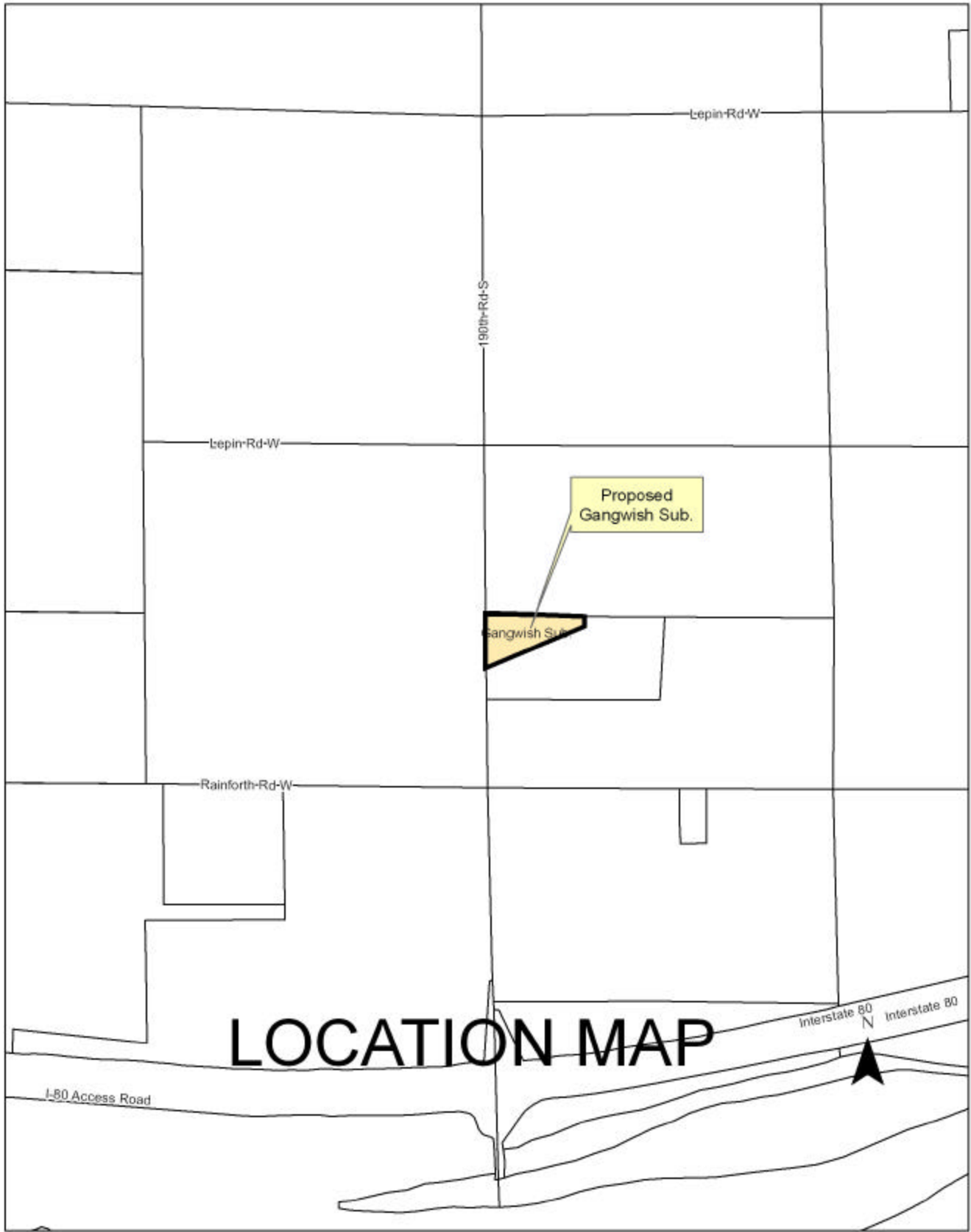
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: County Clerk
County Attorney
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Buffalo Surveying

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item M8

Final Plat JLW Subdivision

This Final Plat proposes to create 1 lot on a currently unplatted parcel of land in the NW 1/4 NW 1/4 Section 10 Township 11 Range 11, located South of Capital Avenue and East of 110th Road. This land consists of approximately 7.714 acres. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.

Staff Contact: Chad Nabity

March 23, 2006

Dear Members of the Board:

RE: Final Plat – JLW Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of JLW Subdivision, located South of Capital Avenue and East of 110th Road, Hall County Nebraska.

This final plat proposes to create 1 lot on a parcel of land in the NW ¼ NW ¼ 10-11-11. This land consists of approximately 7.714 acres. This farmstead was parceled off of the parent parcel in 1976. At that time a subdivision was required and could have been approved legally. Approval of this subdivision will clear the title to this property and not violate the intent of the Hall County Zoning or Subdivision Regulations.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 5, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Benjamin & Associates

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