



Hall County Regional Planning Commission

Wednesday, June 07, 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
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Barbara Quandt

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, June 07, 2006
Regular Meeting

Item .A1

June Meeting Summary Page

Summary

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
June 7 , 2006**

4. **Public Hearing** Concerning a Change of Zoning for land located north of Bismark Road and east of Stuhr road from LLR Large Lot Residential to M2 Heavy Manufacturing. (See full recommendation)
5. **Public Hearing** - Concerning a change to the Grand Island Comprehensive Plan and Future Land Use Map for property located south of Lilly Drive and west of North Road from M Manufacturing to LM Low to Medium Density Residential. (See full recommendation)
6. **Public Hearing** - Concerning a Change of Zoning for land proposed for platting as Springdale Subdivision from LLR Large Lot Residential to R1 Suburban Density Residential (See full recommendation)

CONSENT AGENDA

7. **Final Plat** - Springdale Subdivision located South of Lilly Drive and West of North Road. This is submitted in conformance with the approved preliminary plat for Springdale Subdivision. This is the first phase of the development and will create 9 lots adjacent to Lilly Drive.
8. **Final Plat** - B Z Subdivision located East of Webb Road and North of White Cloud Road. This subdivision proposes to create 1 lot on a parcel of land in the SW ¼ 20-12-09. This is a one time split from a tract of 80 acres or more.
9. **Final Plat** - McCumber Subdivision located West of Highway 11 and ¼ mile North of Holling Road. (2 lots) This subdivision proposes to formally subdivide two existing houses onto separate lots. Both houses are on the same small metes and bounds tract. The newest house was built in 1969 on this tract and would have been legal at that time. This parcel of land is in the SE ¼ 30-10-11.
10. **Final Plat** - Centura Hills 2nd Subdivision located East of Hwy. 11 and South of Centura Hills Dr. in the Village of Cairo. This plat proposed to create 4 lots from 2 full lots and one partial lot in the Centura Hills Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

11. Final Plat - Centura Hills East Subdivision located West of 130th Road and ½ miles North in the Village of Cairo. This plat proposed to create 30 lots and new streets consistent with the approved preliminary plat for Centura Hills East Subdivision. The property is zoned R-9 and the proposed lots meet all of the requirements for lots in the R-9 zoning district.

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



Hall County Regional Planning Commission

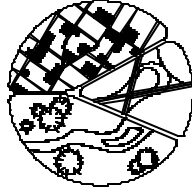
Wednesday, June 07, 2006
Regular Meeting

Item E1

Meeting Minutes - May 10, 2006

Minutes of May 10, 2006 Regional Planning Commission Meeting.

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
May 10, 2006

The meeting of the Regional Planning Commission was held Wednesday, May 10, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 29, 2006.

Present:	Debra Reynolds Jaye Monter Dianne Miller Don Snodgrass Tom Brown	Pat O'Neill Bob Niemann Leslie Ruge Bill Hayes
Absent:	Mark Haskins, John Amick, Scott Eriksen	
Other:	Jason Harb	
Staff:	Chad Nability, Barbara Quandt	
Press:	Grand Island Independent	

1. Call to order.

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

2. Minutes of April 5, 2006

A motion was made by Niemann and seconded by Monter to approve the minutes of the April 5, 2006 meeting with the correction to Agenda Item 15 removing the names of Amick, Hayes and Brown from the roll call vote to approve the agenda as presented.

The motion carried with 9 members present voting in favor (Brown, Reynolds, O'Neill, Miller, Niemann, Ruge, Snodgrass, Monter) and 1 member (Hayes) abstaining.

3. Request time to speak

There were no requests to speak.

4. Public Hearing - Concerning changes to Chapter 36 of the Grand Island city code TA-Transitional Agriculture Zone, in reference to landscaping contractor business with onsite retail. (C-14-2006GI) (Hearing, Discussion, Action).

Nabity explained the request from Jason Harb of Harb's Landscaping of Grand Island, Nebraska. The TA zone is specifically designed to provide a buffer between the urban and rural uses. Because of that function this zone takes on some of the aspects of both the urban and rural zoning districts. In general, this usually means that more restrictions are placed on the property limiting its use for agriculture while preventing development of the property for urban uses.

A landscaping contractors business including limited on site retail, under the conditions proposed, would permit an additional economically viable use for property in the TA zone. This use under these conditions will also preserve a parcel that is large enough to allow for the future redevelopment of the site.

It would appear that these proposed changes fall within the intent of the TA zone as it is defined in the Grand Island Zoning Ordinance.

No other members of the public spoke at the public hearing. Jason Harb, the applicant for this change, was at the meeting to answer Planning Commission questions.

Planning Commissioners discussed the proposed changes and asked if the proposed uses would include a sod farm as well as green houses and nurseries. Nabity stated that sod farms are permitted in the TA district and that this use was not included in the original language but could be added. Commissioners also asked about the parking requirement. Nabity stated that the retail uses would require paved parking at one space per 200 feet of retail floor area in the building. That would be a maximum of five spaces. Planning Commission members thought this should be spelled out in the requirements for the use. Nabity said that it could be added.

A motion was made by Hayes and seconded by Miller to approve and recommend the approved changes to Chapter 36, with the addition of the sod farm requirement and the parking requirement, as presented.

A roll call vote was taken and the motion passed with 9 members present (Hayes, Reynolds, O'Neill, Miller, Brown, Ruge, Snodgrass, Niemann, Monter) voting in favor and no members voting against.

5. Public Hearing – Concerning blight & substandard area for land generally located west of Walnut Street, south of Military Road, in the N ½ (half) of Section 25, Township 10, Range 12 and the E ½ (half) of the NE ¼ (quarter) Section 26, Township 10, Range 12 in or near Wood River. (C-15-2006WR)

Nabity explained request to declare a site in western and southern Wood River as blighted and substandard, along with approval of a generalized redevelopment plan for the area.

No one from the public spoke for or against this item.

Planning commissioners questioned declaring farm ground as blighted and substandard. Nabity explained that the area also includes many structures and older areas of the community and the whole area as identified is being declared blighted and substandard. The declaration of blight is a necessary step in the process to permit Tax Increment Financing (TIF). The development of the ethanol plant in southwest Wood River is contingent upon the use of TIF for infrastructure improvements and other development costs.

Following further discussion a motion was made by Hayes, and seconded by Snodgrass to recommend to the City of Wood River to approve the Blight and Substandard designation and generalized redevelopment plan for this portion of Wood River as shown in a Blight and substandard Study done by Hanna:Keelan Associates P.C. as Wood River Redevelopment Area #1.

A roll call vote was taken and the motion passed with 9 members voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Monter, Brown, Niemann, Snodgrass), and no members voting against.

CONSENT AGENDA

6. Final Plat – Beberniss Subdivision located north of Wood River Road and West of 60th Road.

This final plat proposes to create 1 lot on a parcel of land in the NE ¼ SE ¼ of 17-10-10. This land consists of approximately 3.297 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

7. Final Plat – Brown Acres South Subdivision located north of Chapman Road and west of 130th Road.

This final plat proposes to create 1 lot on a parcel of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of 07-12-11. This land consists of approximately 3.552 acres. This is a one time split from an 80 acre tract. This is within Cairo 1 mile Jurisdiction.

8. Final Plat – Brown Acres North Subdivision located north of Chapman Road and west of 130th Road.

This final plat proposes to create 1 lot on a parcel of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of 07-12-11. This land consists of approximately 3.528 acres. This is a one time split from an 80 acre tract. This is in the Hall County Jurisdiction.

9. Final Plat – JNK Subdivision located south of Cedarview Road and west of 90th Road.

This final plat proposes to create 1 lot on a parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of 02-09-11. This land consists of approximately 5.421 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

10. Final Plat - JRH Sub, located south of Burmood Road, and east of Bluff Center Road.

This final plat proposes to create 1 lot on a parcel of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of 09-09-12. This land consists of approximately 3.197 acres. This splits an existing farmstead from a parcel of 20 acres or more. This is in the Hall County Jurisdiction.

A motion was made by Hayes, and seconded by Snodgrass, to approve the consent agenda items as presented.

A roll call vote was taken and the motion carried with 9 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Monter, Brown, Niemann, Snodgrass).

11. Planning Director's Report

Nabity introduced the newly approved Interjurisdictional Planning Commission with Merrick County to the Commissioners. He asked for three Planning Commissioners to volunteer to be appointed to this Interjurisdictional Planning Commission. The only power this Commission will have will be to make recommendations to the City Council concerning items within the extra territorial jurisdiction in Merrick County. It is proposed that this Commission would meet only when needed either 15 minutes before or after the regular RPC meeting. An Annual Meeting will be necessary to organize. Dianne Miller, Bob Niemann

and Tom Brown agreed to have their names recommended for appointment to the Interjurisdictional Planning Commission.

Nabity noted that the July RPC Meeting is scheduled for July 5th. He asked if the RPC would prefer to reschedule the July meeting for July 12th. A motion to change the July meeting date to July 12, 2006 was made by Ruge, seconded by Niemann and approved unanimously by all commissioners present.

- . **Next Meeting June 7, 2006 at 6:00 p.m.**

13. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item F1

C-16-2006GI Zoning Change

Concerning a change of zoning for land proposed for platting as land located in the SW 1/4 SW 1/4 14-11-09 from LLR Large Lot Residential to M2 Heavy Manufacturing. This property is located north of Bismark Road and East of Stuhr Road.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 23, 2006

SUBJECT: *Zoning Change* (C-16-2006GI)

PROPOSAL: To rezone approximately 35.49 acres of land east of Stuhr Road and north of Bismark Road, from LLR- Large Lot Residential to M2 Heavy Manufacturing. The stated purpose of this rezoning is to allow for the storage of trailers and semi-tractors by Grand Island Express, Inc. of Grand Island Nebraska.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future development as a combination of medium density residential to office use, commercial and manufacturing with the largest portion being manufacturing.

Existing land uses.

Agricultural crops

Adjacent Properties Analysis

Current zoning designations:

North: M2-Heavy Manufacturing A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses.

South, and East: TA-Transitional Agriculture.

West: R2-Low Density Residential Zone and RD-Residential Development Zone, LLR-Large Lot Residential

Permitted and conditional uses:

M2 A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. **TA** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR-** Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **R2 -** Residential uses up to a density of 7 units per acre. **RD-** residential and accessory uses as permitted by the approved development plan

Comprehensive Plan Designation:

North and East: Designated for manufacturing.

South: Designated for medium density residential to office

West: Designated for commercial development.

Existing land uses:

North: Rail lines, and Swift Meat Packing

South: Single family homes on large lots and lakes

East: Vacant property

West: Single family homes and farm ground

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated mostly for manufacturing uses (typically M1 or M2).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available and can be extended to serve the rezoning area.
- *Would provide additional manufacturing property:* This would provide for more manufacturing oriented property in an area already heavily populated with heavy manufacturing. The proposed use would support the existing manufacturing uses.
- *Would allow for the expansion of an existing business in an appropriate place near their existing location:* This would provide more area for the growth of Grand Island Express. It is near their current location and has good access to both U.S. Highways 34 and 30.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

Negative Implications:

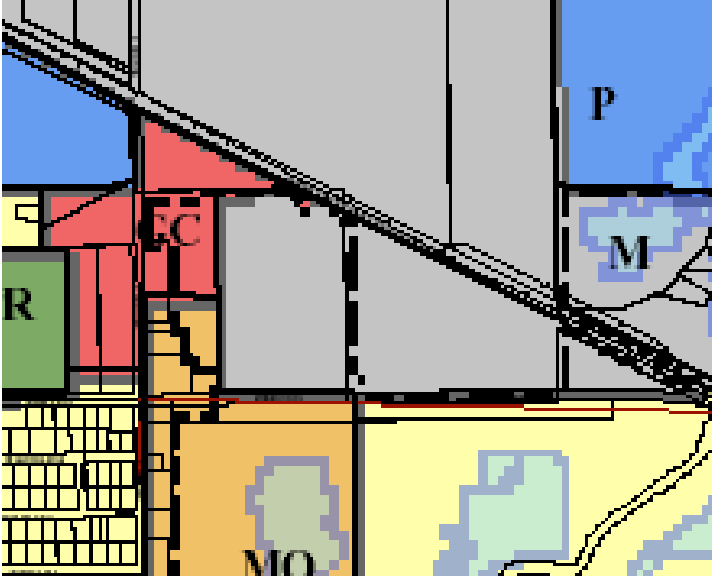
- *Changes the Neighborhood:* There will be trucks parked on this piece of property instead of farm ground.

Other Considerations

There are three houses adjacent to this property, along the west side. These houses will be between the manufacturing uses and Stuhr Road. The best use for this property is manufacturing because of its proximity to other manufacturing uses and the railroad tracks. This may, however, negatively impact the existing houses. The houses are not in an ideal location for the planned use of this property.

The comprehensive plan shows this property as designated for a combination of uses including medium density residential to office, commercial and manufacturing. The largest portion of the property is intended for manufacturing uses as shown below.

This change is not likely to increase the traffic volumes on Stuhr or Bismark. Stuhr Road is classified as an other arterial. Bismark Road is classified as a County Highway. It is expected that they will carry the kind of traffic generated by industrial uses.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR-Large Lot Residential M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director

May 18, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located north of Bismark Road and East of Stuhr Road. (C-16-2006GI)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR Large Lot Residential to M2 Heavy Manufacturing for a tract of land located in the SW ¼ of the SW 1/4 Section 14, Township 11, Range 09. This property is located north of Bismark Road and East of Stuhr Road, as show on the enclosed map.

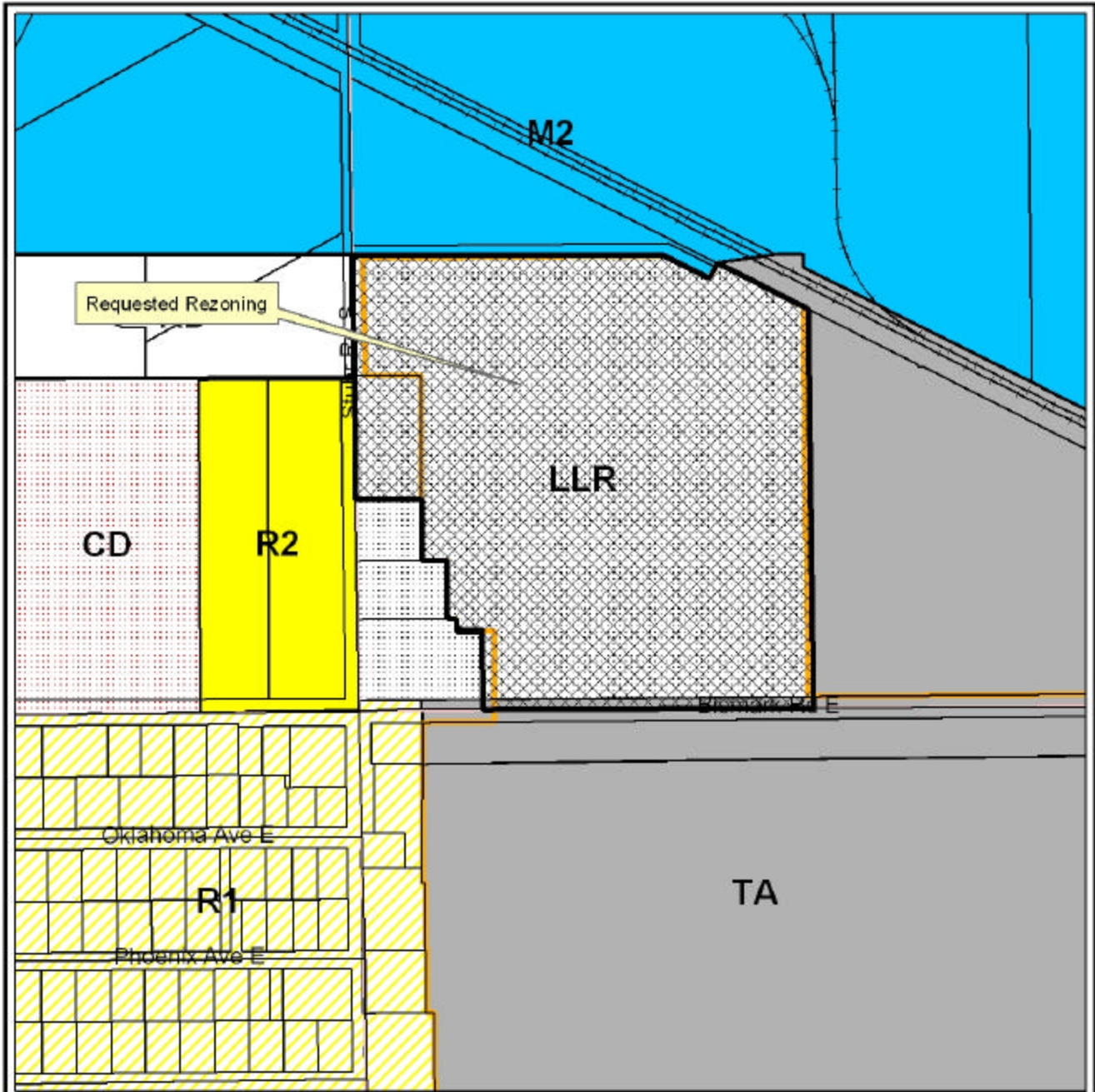
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Dave Huston, Huston-Higgins Attorneys

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



Requested Zoning



-  From LLR : Large Lot Residential Zone
-  To M 2 : Heavy Manufacturing Zone

Scale : NONE
C-16-2006GI





Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item F2

C-17-2006GI Future Land Use Map Change & Zoning Change

Concerning Future Land Use Map and a change of zoning for land proposed for platting as Springdale Subdivision from LLR Large Lot Residential to R1 Suburban Density Residential. This land is located in the SE 1/4 NE 1/4 23-11-10, south of Lilly Drive and west of North Road.

Staff Contact: Chad Nabity

Agenda Item # 5 and 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 23, 2006

SUBJECT: *Comprehensive Plan Amendment and Zoning Change (C-17-2006GI)*

PROPOSAL: To amend the comprehensive plan to change the future land use map and to rezone approximately 14.229 acres of land west of North Road and south of Lilly Drive in Grand Island. The future land use amendment would change the proposed use of the property from M-Manufacturing to LM Low to Medium Density Residential. The zoning map would change from LLR- Large Lot Residential to R1-Suburban Density Residential. The stated purpose of this rezoning is to allow the subdivision of the property as approved with the preliminary plat for Springdale subdivision. This will be a residential subdivision.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR-Large Lot Residential

Permitted and conditional uses:

LLR - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Agricultural crops, and single family home

Adjacent Properties Analysis

Current zoning designations:

North: LLR- Large Lot Residential

South: LLR- Large Lot Residential and **B2**-General Business.

East: **B2**-General Business.

West: **TA**- Transitional Agriculture

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. **LLR**- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. **B2**- Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation:

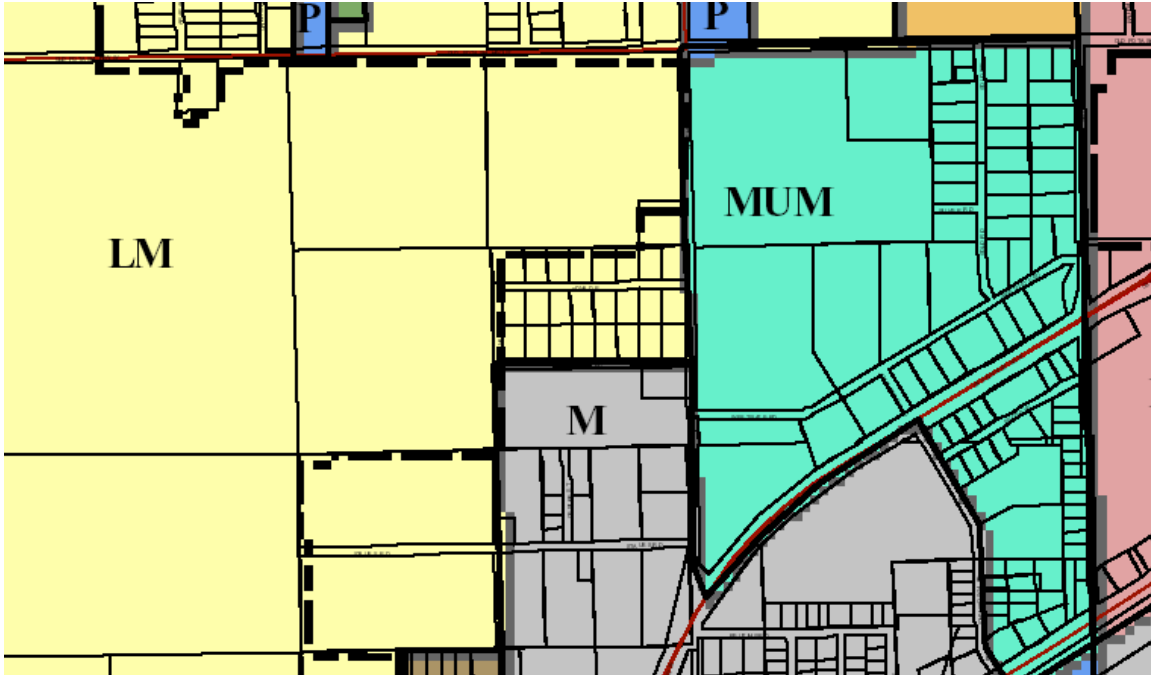
North and West: Designated for Low to Medium Density Residential.

South: Manufacturing

East: Designated for mixed use manufacturing development.

Existing land uses:

North: Single family homes on ½ acre lots
South: Storage and single family homes on 3+ acre lots
East: Vacant property
West: farm ground



Future Land Use Map from the Grand Island Comprehensive Plan

EVALUATION:

Positive Implications:

- *Consistent with the development of surrounding properties:* The subject property has residential to the north and south.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to lease or sell this property.

Negative Implications:

- None foreseen

Other Considerations

The surrounding uses of this property are residential. It would be appropriate to change the future land use map and zoning to support the development of this property as residential. Even the zoning on the adjacent properties does not support manufacturing uses under the current zoning configuration. The manufacturing uses are separated

from the existing residential uses with a strip of commercial zoning that would allow retail uses or housing.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Comprehensive Plan to designate this property for low to medium density residential and change the zoning on this site from LLR-Large Lot Residential R1-Suburban Density Residential as requested and shown on the attached map.

_____ Chad Nability AICP, Planning Director

May 18, 2006

Dear Members of the Board:

RE: Change of Zone – Change of Zoning for land located south of Lilly Drive and west of North Road. (C-17-2006G)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from LLR Large Lot Residential to R1 Suburban Density Residential for a tract of land proposed for platting as Springdale Subdivision located in the SE ¼ of the NE 1/4 Section 23, Township 11, Range 10. This property is located south of Lilly Drive and west of North Road, as shown on the enclosed map.

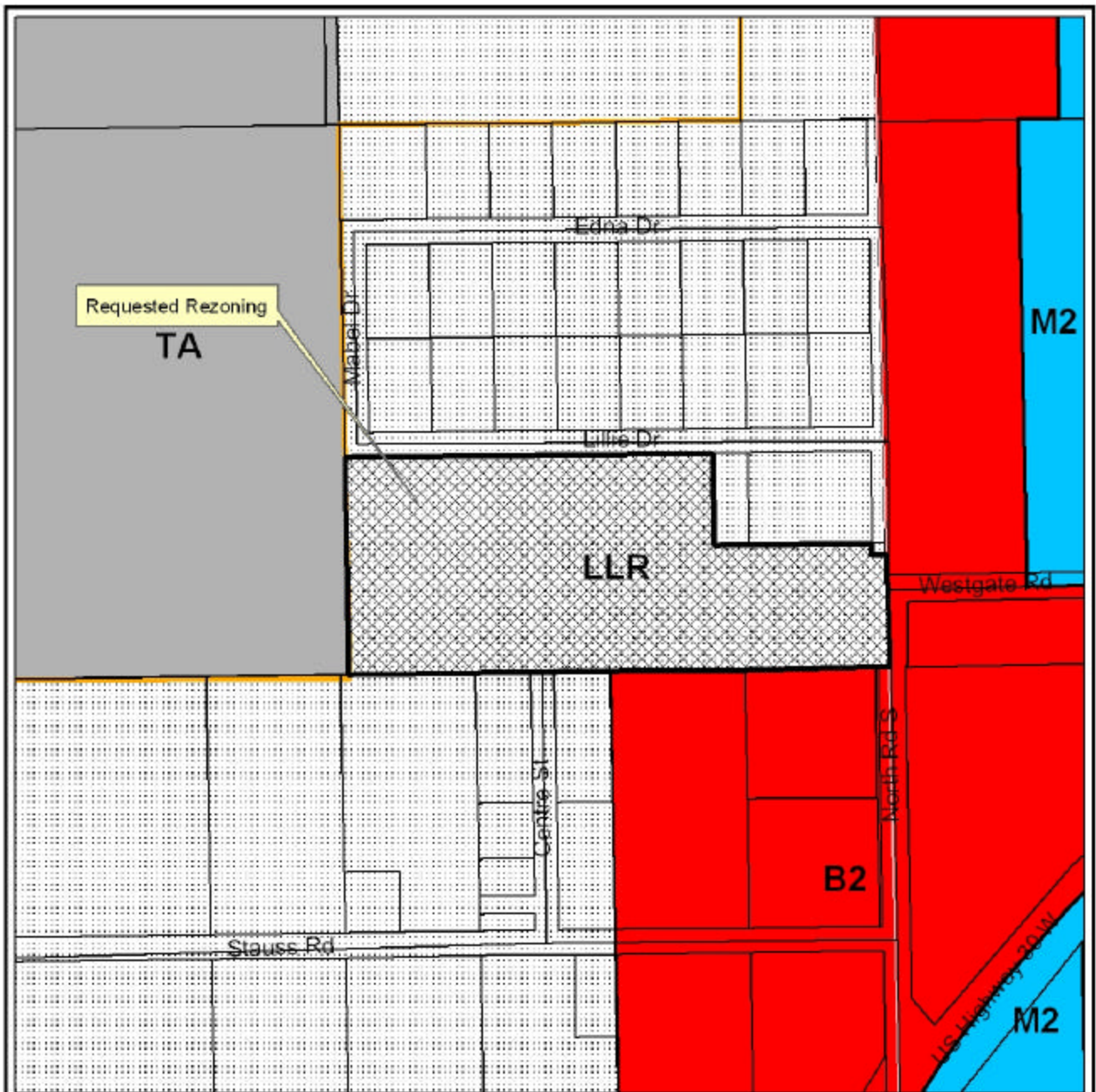
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director


cc: City Clerk
City Attorney
City Building Inspector Director
City Public Works Director
City Utilities Director
Manager of Postal Operations
Karen Bredthauer

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



Requested Zoning

 From LLR : Large Lot Residential Zone

 To R 1 : Suburban Residential Zone

Scale : NONE

C-17-2006GI



PLANNING AND ZONING COMMISSION
 1000 North 10th Street, Suite 100
 Tallahassee, Florida 32309
 (904) 644-2200



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item J1

Springdale Subdivision - Final Plat

Springdale Subdivision located South of Lilly Drive and West of North Road (9 lots)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – Springdale Subdivision.

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

This final plat proposes to create 9 lots on a parcel of land in the SE 1/4 NE ¼ 23-11-10. This land consists of approximately 2.392 acres. This plat is developing lots along an existing right of way consistent with the approved preliminary plat.

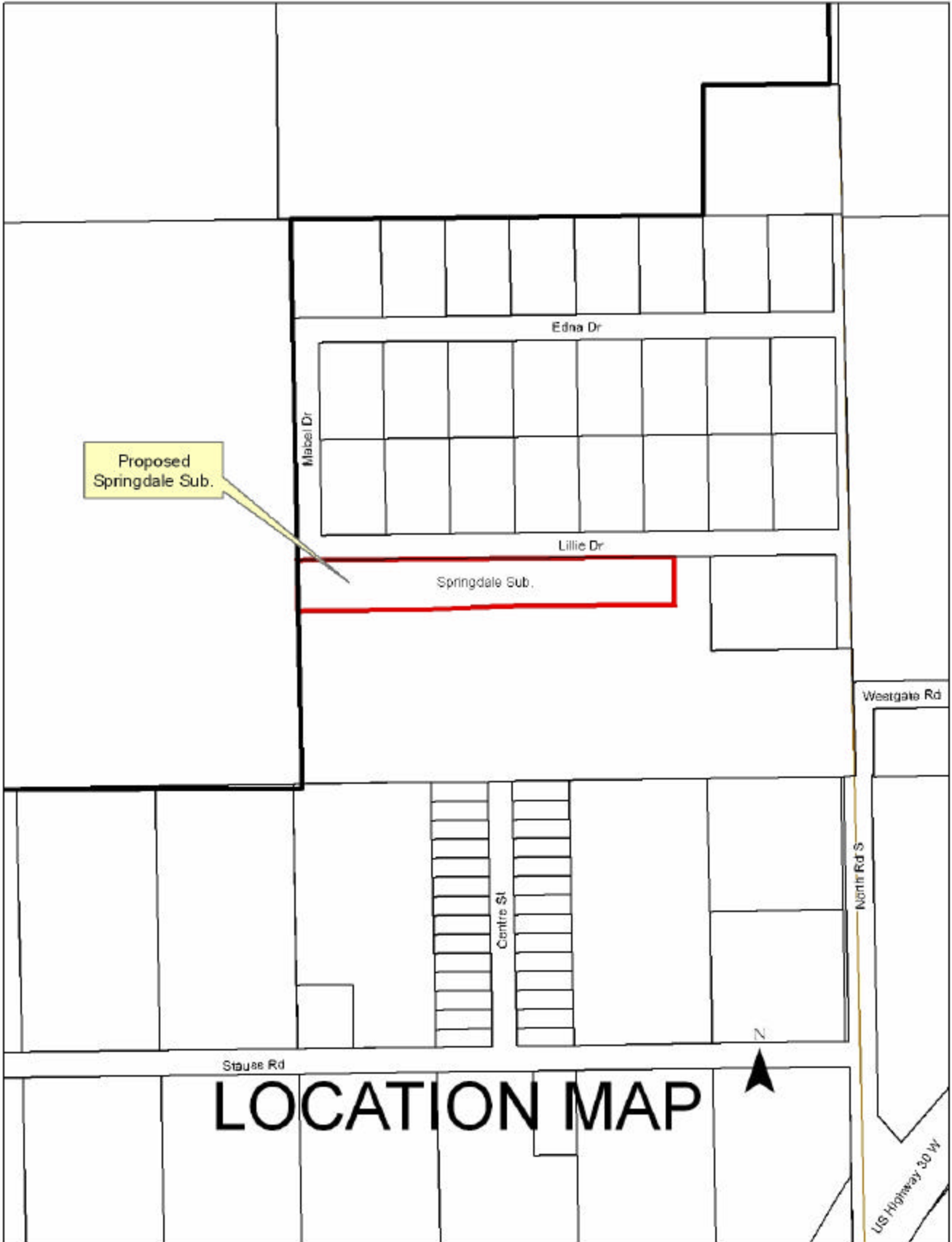
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

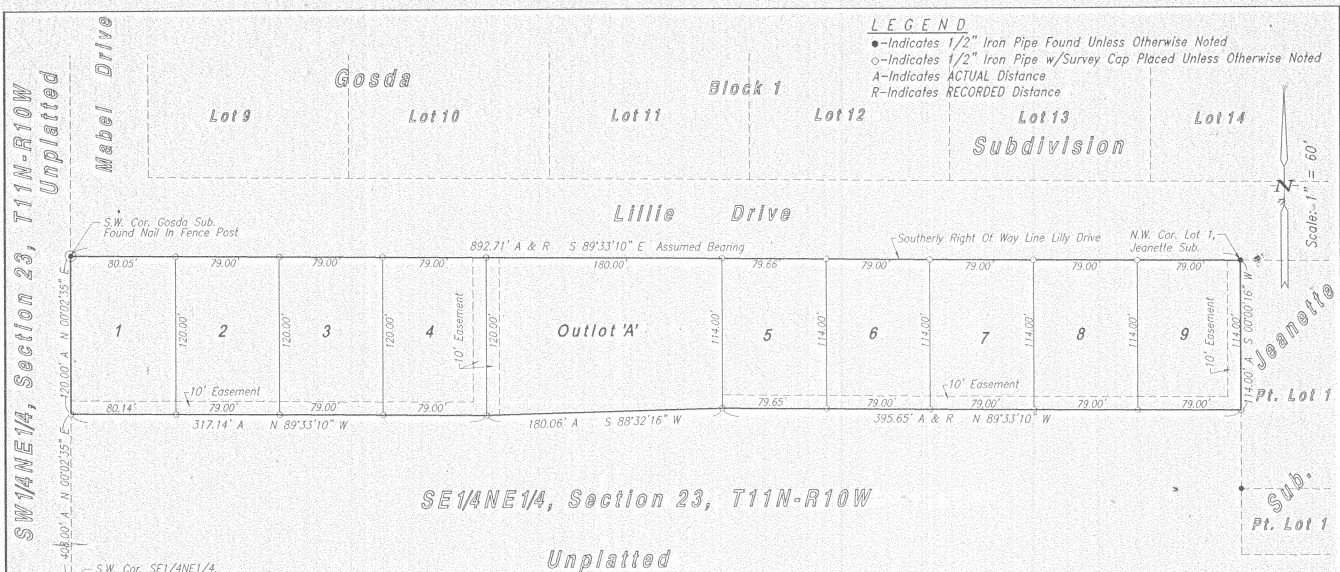
Sincerely,

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.





Acknowledgement

State Of Nebraska
 County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared KAREN J. BREDTHAUER, a Single Person, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____.

(Seal) _____
 Notary Public

Surveyor's Certificate

I hereby certify that on May 12, 2006, I completed an accurate survey of 'SPRINGDALE SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgentrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

 Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of Gosda Subdivision, and a point on the southerly right of way line of Lilly Drive; thence running easterly along the southerly right of way line of Lilly Drive on an Assumed Bearing of S89°33'10"E, a distance of Eight Hundred Ninety Two and Seventy One Hundredths (892.71) feet, to the northwest corner of Lot One (1), Jeanette Subdivision; thence running S00°00'16"W, along the westerly line of Lot One (1), Jeanette Subdivision, a distance of One Hundred Fourteen (114.00) feet; thence running N89°33'10"W, a distance of Three Hundred Ninety Five and Sixty Five Hundredths (395.65) feet; thence running S88°32'16"W, a distance of One Hundred Eighty and Six Hundredths (180.06) feet; thence running N89°33'10"W, a distance of Three Hundred Seventeen and Fourteen Hundredths (317.14) feet, to a point on the west line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running N00°02'35"E, a distance of One Hundred Twenty (120.00) feet, to the point of beginning and containing 2.392 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that KAREN J. BREDTHAUER, a Single Person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SPRINGDALE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2006.

 Karen J. Bredthauer

SPRINGDALE SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item J2

B Z Subdivision - Final Plat

B Z Subdivision located East of Webb Road and North of White Cloud Road. (1 lot)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – B Z Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of B Z Subdivision, located East of Webb Road and North of White Cloud Road in Hall County Nebraska.

This final plat proposes to create 1 lot on a parcel of land in the SW 1/4 20-12-9. This land consists of approximately 1.168 acres. This is a one time split from a tract of 80 acres or more.

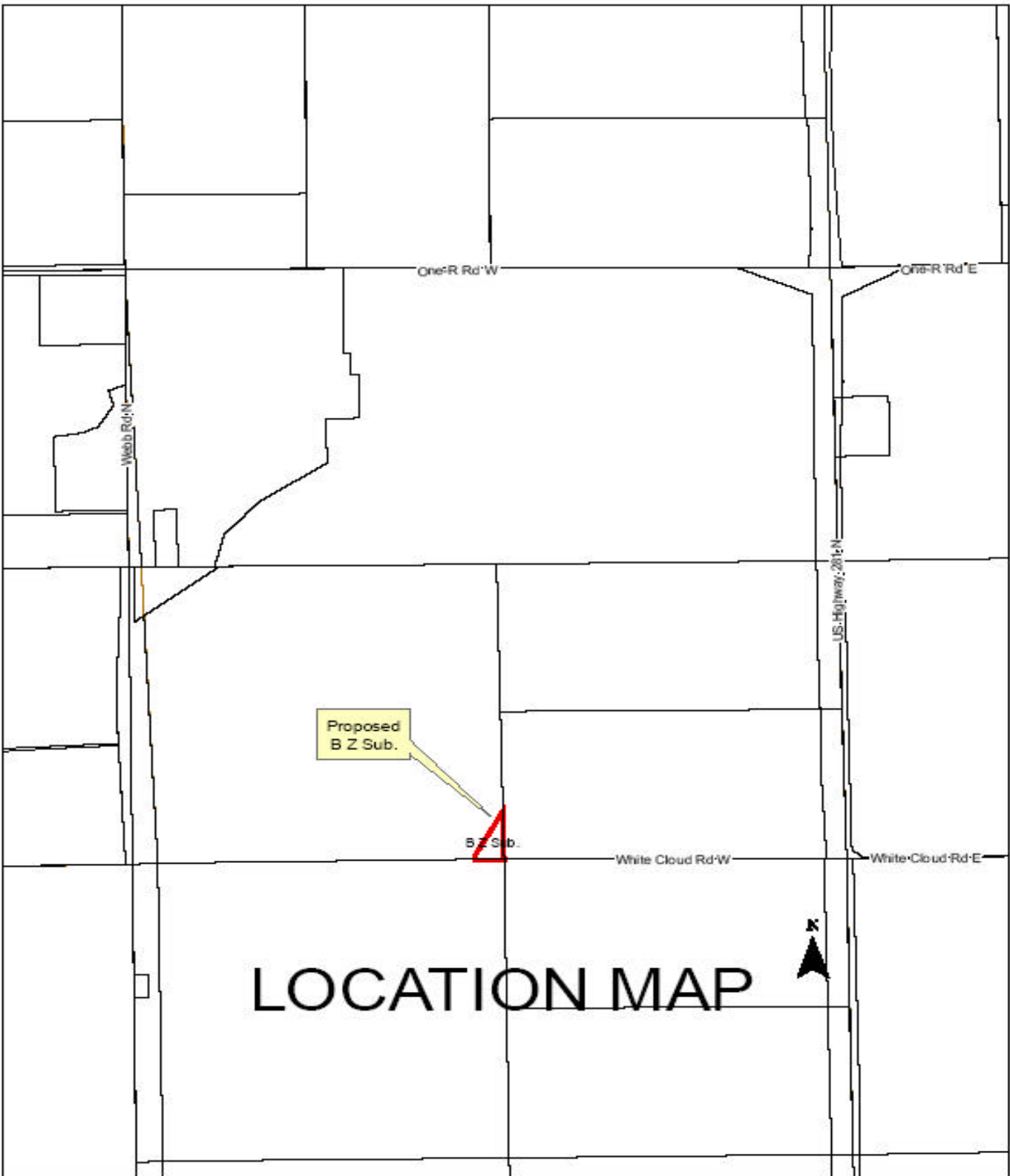
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

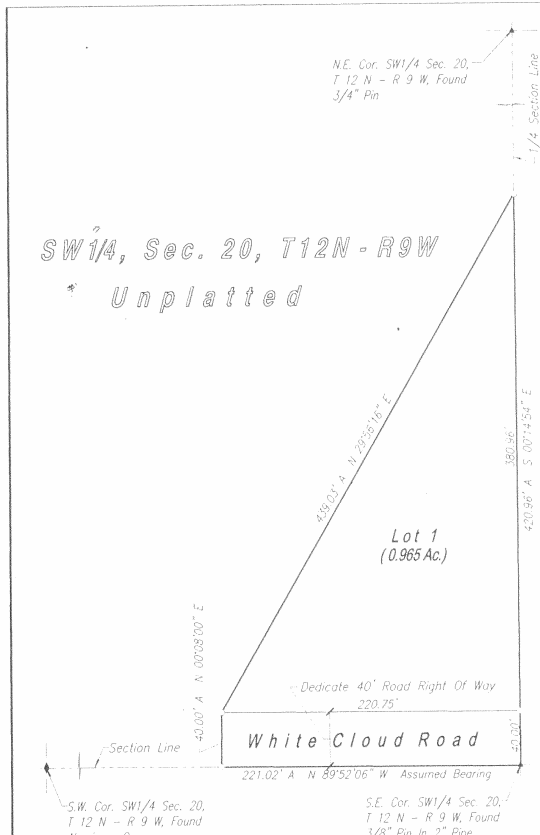
Sincerely,

Chad Nabity, AICP
Planning Director

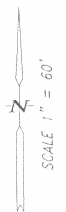
cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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

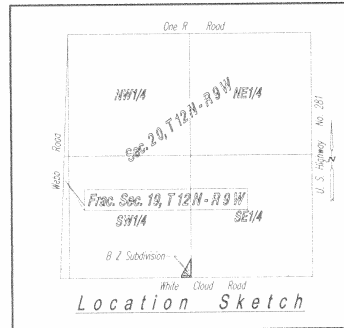




SE1/4, Sec. 20, T12N-R9W
Unplatted



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the southeast corner of said Southwest Quarter (SW1/4); thence running westerly along the south line of said Southwest Quarter (SW1/4), on an Assumed Bearing of N89°52'06"W, a distance of Two Hundred Twenty One and Two Hundredths (221.02) feet; thence running N00°08'00"E, a distance of Forty (40.00) feet; thence running N29°56'16"E, a distance of Four Hundred Thirty Nine and Three Hundredths (439.03) feet, to a point on the east line of said Southwest Quarter (SW1/4); thence running S00°14'54"E, along the east line of said Southwest Quarter (SW1/4), a distance of Four Hundred Twenty and Ninety Six Hundredths (420.96) feet, to the point of beginning and containing 1.168 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that WENZL FARMS, INC., a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'B Z SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

WENZL FARMS, INC., a Nebraska Corporation

Robert G. Wenzl, President

Surveyor's Certificate

I hereby certify that on May 11, 2006, I completed an accurate survey of 'B Z SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman Date
Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2006.

Chairman Of The Board County Clerk
(Seal)

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me _____ a Notary Public within and for said County, personally appeared ROBERT G. WENZL, President of WENZL FARMS, INC., a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
 My commission expires _____

Notary Public (Seal)

B Z SUBDIVISION
HALL COUNTY, NEBRASKA



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item J3

McCumber Subdivision - Final Plat

McCumber Subdivision located west of Highway 11 and 1/4 mile north of Holling Road. (2 lots)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – McCumber Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of McCumber Subdivision, located West of Highway 11 and ¼ miles North of Holling Road in Hall County Nebraska.

This final plat proposes to create 2 lots on a parcel of land in the SE 1/4 30-10-11. This land consists of approximately 3.209 acres. This plat divides existing farmstead from one another and will create no new homestead sites.

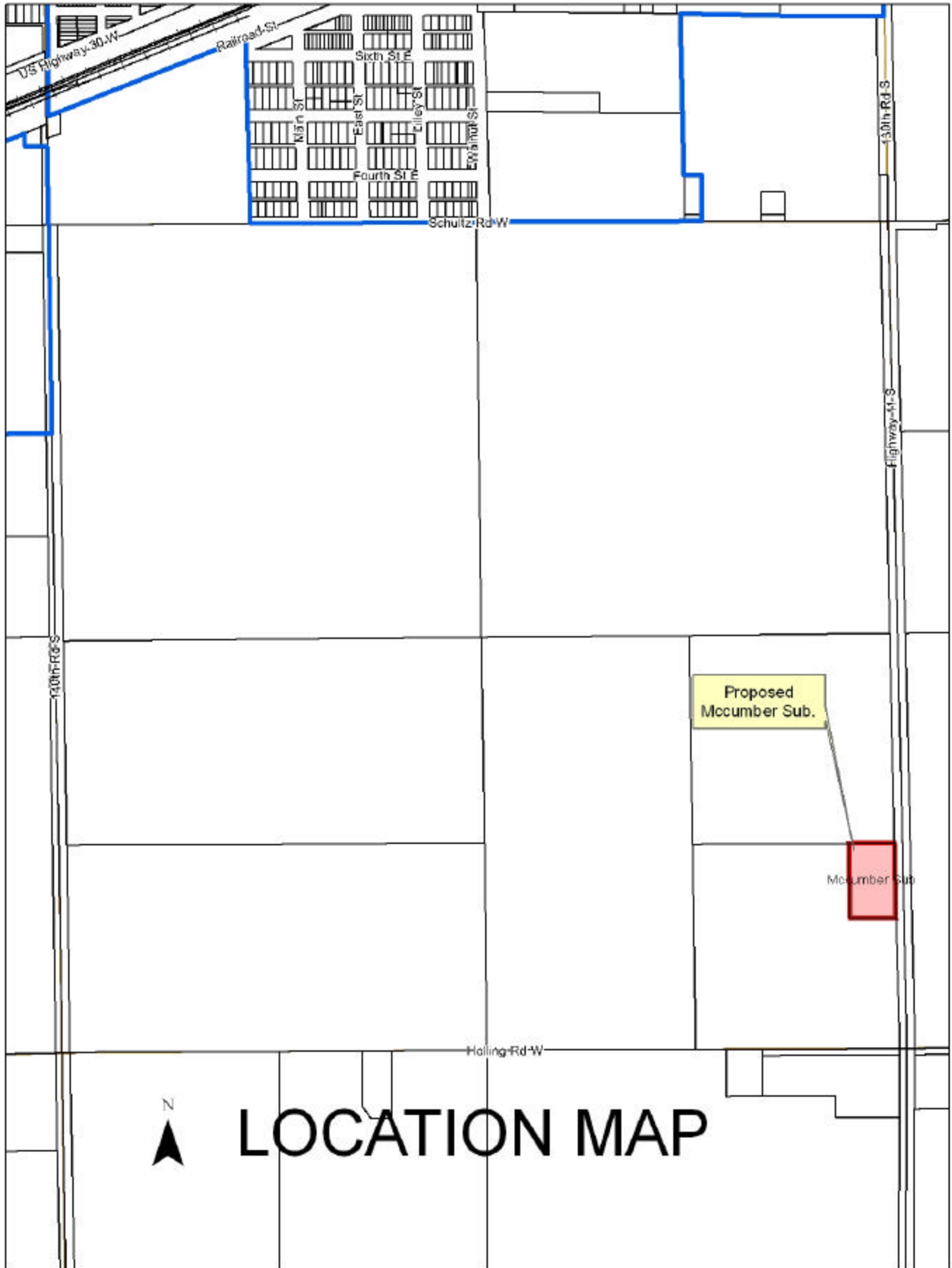
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, Inc.

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, June 07, 2006
Regular Meeting

Item J4

Centura Hills 2nd Subdivision - Final Plat

Centura Hills 2nd Subdivision located East of Hwy 11 and South of Centura Hills Dr. in the Village of Cairo. (4 lots)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – Centura Hills Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Centura Hills Second Subdivision, located East of Highway 11 and South of Centura Hills Drive in the Village of Cairo in Hall County Nebraska.

This final plat proposes to create 4 lots on a parcel of land in the Easterly Eighty and Two Hundredths (80.02) feet of Lot Sixteen (16) and all of Lots Seventeen (17) and Eighteen (18) Centura Hills Subdivision, an addition to the Village of Cairo, Hall County, Nebraska. This land consists of approximately 1.201 acres.

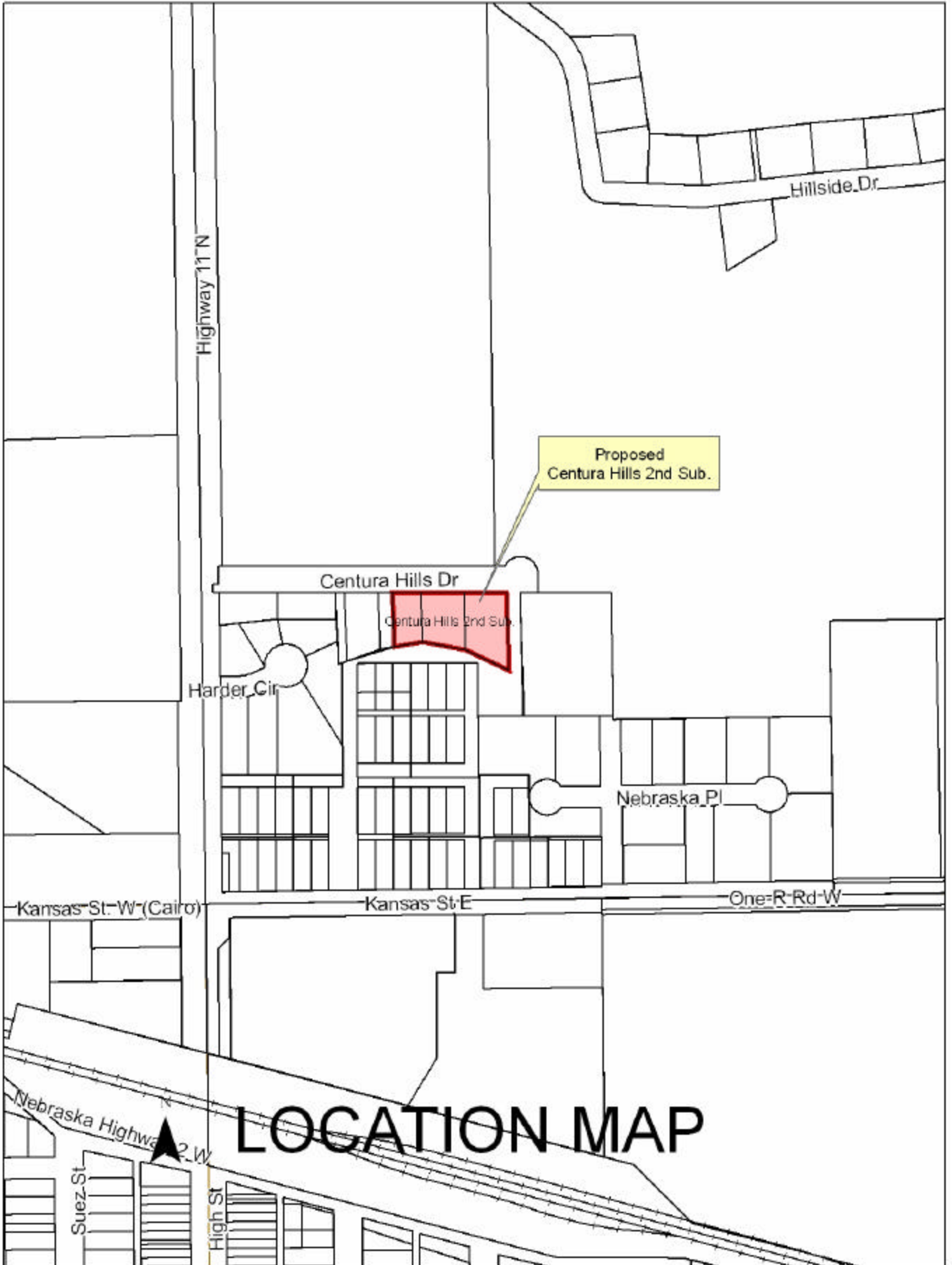
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Cairo City Clerk
Cairo City Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, Inc.

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, June 07, 2006
Regular Meeting

Item J5

Centura Hills East Subdivision - Final Plat

Centura Hills East Subdivision located west of 130th Road and 1/2 miles north in the Village of Cairo. (30 lots)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – Centura Hills East First Subdivision Cairo

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Centura Hills East First Subdivision, located West of 130th Road and ½ mile North in the Village of Cairo in Hall County Nebraska.

This final plat proposes to create 30 lots on a parcel of land in the E ½ of Section 18, Township 12 N., Range 11 West of the 6th PM. as Centura Hills East First Subdivision in Cairo, Hall County, Nebraska. This land consists of approximately 55.9 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 June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Cairo City Clerk
Cairo City Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Olsson Associates, Inc.

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

