



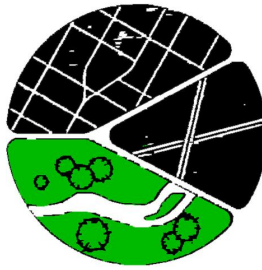
Hall County Regional Planning Commission

**Wednesday, August 5, 2020
Regular Meeting**

Item A1

Agenda August 5, 2020

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, August 5, 2020

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 July 1, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan Area #25 CAAP J & L Westward Enterprises- Grand Island** Proposed redevelopment plan for a TIF project at 60th and Old Potash at the Cornhusker Army Ammunition Plant in CRA Area #25 6060 W. Old Potash Highway (C-19-2020GI)

- 5. Public Hearing – One and Six Year Street Improvement Plan – Grand Island – Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-20-2020GI)**

Consent Agenda:

- 6. Final Plat – Crane View Second Subdivision- Doniphan-** Located east of U.S. Highway 281 and north of Clarice Street in Hall County Nebraska within the 1 mile ETJ of Doniphan, Nebraska. (1 lot, 1.19 acres). This property is zoned GC General Commercial Zone and is an addition to the Village of Doniphan.

- 7. Final Plat – A & N Shriner-Krohn Subdivision- Hall County-** Located south of Loup

River Road and east of U.S. Highway 281 in Hall County, Nebraska. (1 lots, 3.092 acres). This property is zoned AGV Primary Agriculture with a Valentine Soil Overlay.

8. **Final Plat – Kroeger Subdivision –Hall County** Located east of McGuire Road and north of Wildwood Road in Hall County, Nebraska (1 lots 3.003 acres). This property is zoned AG 1 Primary Agriculture. This splits an existing farmstead from a tract of 20 acres or more.

9. Directors Report

Community Beautification Award

Grand Island Zoning Map Changes

10. Next Meeting September 2, 2020.

11. 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
August 5, 2020**

- 4. Public Hearing – One and Six Year Street Improvement Plan – Grand Island** – Public hearing and action on the 2021 to 2026 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-20-2020GI)
See Attached Information from Grand Island Public Works (Hearing Discussion Action)
- 5. Public Hearing – Redevelopment Plan Area #25 CAAP- Grand Island**
Proposed redevelopment plan for a TIF project at 60th and Old Potash at the Cornhusker Army Ammunition Plant in CRA Area #25 6060 W. Old Potash Highway (C-19-2020GI) Plan would allow the use of \$359,625 of TIF revenues to aid in the acquisition of land and site work and private streets for J & L Westward Enterprises relocation and expansion of Webb Cutting Components. The property is zoned AG-SI and manufacturing uses are permitted. **See Full Recommendation** (Hearing, Discussion Action)
- 6. Final Plat – Crane View Second Subdivision- Doniphan-** Located north of Clarice Street and west U.S. Highway 281 in Hall County, Nebraska and in the jurisdiction of the village of Doniphan. (1 lots, 1.19 acres). This property is zoned GC General Commercial. City and water and sewer is available to the property. This has been submitted as an addition to the Village.
- 7. Final Plat – A & N Shriner-Krohn Subdivision- -** Located east of U.S. Highway 281 and south of Loup River Road in Hall County Nebraska Cairo, Nebraska. (1 lot, 3.092 acres). This property is zoned AGV Primary Agricultural Zone with a Valentine soil overlay. This is a onetime split from an 80 acre tract.
- 8. Final Plat – Kroeger Subdivision –Hall County** Located east of McGuire Road and north of Wildwood Road in Hall County, Nebraska (1 lot 3.003 acres). This property is zoned AG 1 Primary Agriculture. This splits an existing farmstead from a tract of 20 acres or more.
- 9. Directors Report**
 - 1. Community Beautification Award**
 - 2. Discussion of Grand Island Zoning Map and Zoning Districts –**
Any further thoughts on the discussion from the meeting last month.
Set a time frame for adoption if there are no additional thoughts.

Next Meeting September 2, 2020.