



# Hall County Regional Planning Commission

Wednesday, June 2, 2021  
Regular Meeting

## Item A1

### Agenda

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, June 2, 2021**

**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 May 5, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed CRA Area #32- Grand Island** Proposed CRA Area #32 located west of North Road on either side of Old Potash Highway. (C-16-2021GI)

5. **Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of SE ¼ of Section 5, Township 9 North, Range 9 West of the 6<sup>th</sup> PM. This property is located north of the intersection of Cedar Street and York Street in the Village of Doniphan. Request is to rezone from I-2 Heavy Industrial Zone to R-3 Multiple Family Residential.

6. **Public Hearing – Zoning Text Change – Grand Island** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix (Attachment A)

7. **Directors Report**

8. **Next Meeting July 7, 2021.**

9. **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  
June 2, 2021**

- 4. Public Hearing – Proposed Substandard and Blight** Concerning a study to determine if the proposed CRA Area #32 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #32 is approximately 43 acres of property in northwest Grand Island west of North Road on either side of Old Potash Highway. (C-16-2021GI). **See Full Recommendation** (Hearing, Discussion Action)
  
- 4. Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of SE ¼ of Section 5, Township 9 North, Range 9 West of the 6<sup>th</sup> PM. This property is located north of the intersection of Cedar Street and York Street in the Village of Doniphan. Request is to rezone from I-2 Heavy Industrial Zone to R-3 Multiple Family Residential. (C-17-2021D) **See Full Recommendation** (Hearing, Discussion Action)
  
- 5. Public Hearing – Zoning Text Change – Grand Island** Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix (Attachment A). These changes are based on a request from the Railside Business Improvement District and a review of the uses in the district by staff. (C-18-2021GI) **See Full Recommendation** (Hearing, Discussion Action)

**Next Meeting July 7, 2021.**