



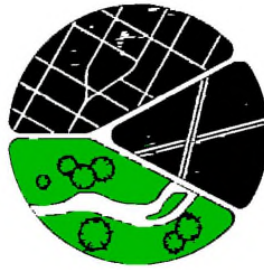
# **Hall County Regional Planning Commission**

**Wednesday, September 1, 2021  
Regular Meeting**

## **Item A1**

### **Agenda 9/1/21**

**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, September 1, 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 August 7, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed CRA Area #34- Grand Island** Proposed CRA Area #34 located along the proposed Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue. Resolution 2021-06 (C-23-2021GI)

5. **Public Hearing – Redevelopment Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the redevelopment plan for CRA Area No. 5 for Lots 1-6 Sunnyside Third Subdivision south of Capital Avenue and west of Skypark Road. The request calls for redevelopment of this property for industrial/commercial uses. Resolution 2021-07 (C-14-2021GI)

6. **Public Hearing – Annexation of 1118 N. North Road-Grand Island** Public Hearing regarding the annexation plan for property located at 1118 N. North Road.

7. **Directors Report**

**Community Beautification Award  
Comprehensive Plan Update  
Hazard Mitigation Plan Update  
Nebraska Planning Conference**

**8. Next Meeting October 6, 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  
September 1, 2021**

4. **Public Hearing – Proposed Substandard and Blight** Concerning a study to determine if the proposed CRA Area #34 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #34 is approximately 86 acres of property in northwest Grand Island along the Claude Road corridor between Faidley Avenue and State Street west of Diers Avenue. A resolution has been prepared. (C-23-2021GI). **See Full Recommendation** (Hearing, Discussion Action)
5. **Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #5 Lots 1-6 Sunnyside Third subdivision-Grand Island** Concerning an amendment to the redevelopment plan for CRA Area No. 5 for lots 1-6 of Sunnyside Third Subdivision south of Capital Avenue and west of Skypark Road. The request calls for redevelopment of the industrial/commercial flex buildings at this location. A resolution has been prepared. (C-24-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
6. **Public Hearing – Annexation of 1118 N. North Road-Grand Island** Public Hearing regarding the annexation plan for property located at 1118 N. North Road. This property is located west of North Road south of the new fire station. It is surrounded by city limits on 3 sides and is hooked to City water. City sewer will be available in the very near future. This annexation was requested by the Hall County Election Commissioner to protect the integrity and confidentiality of ballots and simplify drawing election precinct boundaries. (C-25-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
7. **Director's Report**

**Hazard Mitigation Plan Update** City and county staff have been working with the Central Platte NRD and JEO Consulting on the update of the Hazard Mitigation Plan.

**Comprehensive Plan Update – Grand Island and Hall County**  
Budget update

**Next Meeting October 6, 2021.**