



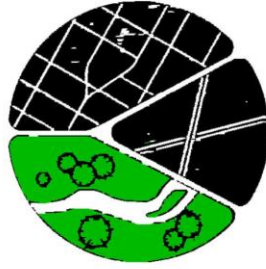
# Hall County Regional Planning Commission

Wednesday, December 1, 2021  
Regular Meeting

## Item A1

Meeting Agenda 12/1/21

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Aida, Cairo and Doniphan, Nebraska

## **AGENDA AND NOTICE OF MEETING**

**Wednesday, December 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 November 3, 2021.**

3. **Request Time to Speak.**

4. **Presentation of 2021 Community Beautification Award**

5. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 6 to allow for redevelopment of property located north of State Street and west of Wheeler Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-03 (C-09-2022GI)

6. **Public Hearing – Proposed CRA Area #35- Grand Island** Proposed CRA Area #35 located north of Capital Avenue and east of Engleman Road (Old Engleman School). Resolution 2022-04 (C-10-22GI)

7. **Public Hearing – Proposed CRA Area #36- Grand Island** Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2021-05 (C-11-22GI)

8. **Public Hearing Proposed Changes to the Wood River Zoning Ordinance – Wood River** Public Hearing to consider changes to the BGC and GC Commercial Zoning Districts in Wood River to permit residential uses. (C-12-22WR)

**9. Request for Conservation Easement – Hall County-** Concerning a Conservation Easement for the Wetlands Reserve Program comprising a part of the South Half (S1/2) of Section Thirty-Six (36), Township Ten (10) North, Range Nine (09) West of the 6<sup>th</sup> P.M. (Discussion, Action) (C-13-22 HC)

**10. Final Plat - WWTP Subdivision- Grand Island-** Located west of Shady Bend Road and north of the BNSF rail road tracks in Grand Island, Nebraska. (2 lots, 95.986 acres). This property is zoned M2 Heavy Manufacturing and TA Transitional Agriculture.

**11. Directors Report**

**Comprehensive Plan Update  
Hazard Mitigation Plan Update**

**12. Next Meeting January 5, 2022.**

**13. 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. Presentation of the 2021 Community Beautification Award
5. **Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #6 Lot 2 of Skag-Way Fourth Subdivision, Lots 1 and 2 of Natrass Subdivision and Lot 9 of Home Subdivision -Grand Island**  
Concerning an amendment to the redevelopment plan for CRA Area No. 6 for property located north of State Street and west of Wheeler Avenue. The request calls for redevelopment of this property for residential uses. A resolution has been prepared. (C-10-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
6. **Public Hearing – Proposed Substandard and Blight Area 35**  
Concerning a study to determine if the proposed CRA Area #35 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #35 is approximately 3.4 acres of property in northwest Grand Island north of Capital Avenue and east of Engleman Road (old Engleman School). A resolution has been prepared. (C-10-22GI). **See Full Recommendation** (Hearing, Discussion Action)
7. **Public Hearing – Proposed Substandard and Blight Area 36**  
Concerning a study to determine if the proposed CRA Area #36 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #36 is approximately 55.4 acres of property in northwest Grand Island on either side of Independence Avenue south of Nebraska Highway 2. A resolution has been prepared. (C-11-22GI). **See Full Recommendation** (Hearing, Discussion Action)
8. **Public Hearing – Proposed Changes of the Commercial Districts Zoning in Wood River.** The Wood River City Council has requested that the Hall County Planning Commission make a recommendation on permitting residential uses in the BGC and GC Commercial zoning Districts in Wood River. (C-12-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
9. **Request for Conservation Easement – Hall County-** Concerning a Conservation Easement for the Wetlands Reserve Program comprising a part of the South Half (S1/2) of Section Thirty-Six (36), Township Ten (10) North, Range Nine (09) West of the 6<sup>th</sup> P.M. The property is located south of the Lowry Road east of Shady Bend Road. The proposed easement would permanently protect wetlands on this property through the NRCS

wetland reserve program. This property is located in the jurisdiction of Hall County. Per state statutes they can consider approval of the easement after a recommendation from the planning commission or 60 days after referral. This item was referred to the planning commission on November 9, 2021. (Discussion, Action) (C-13-22 HC)

**10. Final Plat - WWTP Subdivision- Grand Island-** Located west of Shady Bend Road and north of the BNSF rail road tracks in Grand Island, Nebraska. (2 lots, 95.986 acres). This property is zoned M2 Heavy Manufacturing and TA Transitional Agriculture. This plat consolidates all of the property owned by the City of Grand Island for the waste water treatment plant into 2 lots.

### **11. 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**

**Next Meeting January 5, 2022.**