



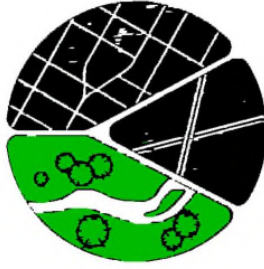
Hall County Regional Planning Commission

Wednesday, January 5, 2022
Regular Meeting

Item A1

Agenda - Jan. 5, 2022

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, January 5, 2022

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 December 1, 2021.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed CRA Area #36- Grand Island** Proposed CRA Area #36 on either side of Independence Avenue south of Nebraska Highway 2 Resolution 2022-05 (C-11-22GI)

5. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 N. Locust Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for commercial and residential uses. Resolution 2022-06 (C-10-2022GI)

6. **Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located north of State Street and west of Wheeler Avenue From B2 General Business, R3- Medium Density Residential and R-2 Low Density Residential for property located to R3-SL Medium Density Small Lot Residential. (C-14-22GI)

7. **Public Hearing Rezoning - Grand Island** Public Hearing to consider a change of zoning for property located east of Cherry Street and north of Bismark Road From RD Residential Development Zone to R3- Medium Density Residential. (C-15-22GI)

8. **Public Hearing Proposed Changes to Zoning Ordinance – Grand Island** Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI)

Consent Agenda:

9. **Preliminary and Final Plat-Grand Island Nikodym Third Subdivision**
10. **Final Plat-Grand Island WWTP Subdivision**
11. **Final Plat-Grand Island (ETJ) C & C Smith Subdivision**
12. **Directors Report**

**Comprehensive Plan Update
Hazard Mitigation Plan Update**

13. **Next Meeting February 2, 2022.**
14. **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
January 5, 2022**

- 4. 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)
- 5. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located at 118 N. Locust Street (Bartenbach Building) Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for commercial and residential uses. Resolution 2022-06 (C-10-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
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- 8. Public Hearing Proposed Changes to Zoning Ordinance – Grand Island** Public Hearing to consider changes to 36-26 Permitted Obstructions in Required Yards, 36-76 Commercial Development Zone, 36-77 TD Travel Development Zone, 36-78 RD Residential Development Zone and 36-96 Off Street Parking (C-09-22GI) **See Full Recommendation** (Hearing, Discussion, Action)

Consent Agenda

- 9. Preliminary and Final Plat –Nikodym Third Subdivision- Grand Island-** Located east of Cherry Street and north of Bismark Avenue in Grand Island, Nebraska. Proposed zoning R3 Medium Density Residential (47 lot, 13.35 acres).

- 10. Final Plat –WWTP Subdivision- Grand Island-** Located east of Sturh Road south Seedling Mile and north of Cedarview Road Hall County, Nebraska. (1 lot, 2.56 acres). This property is zoned M2 Heavy Manufacturing and TA Transitional Agriculture and owned by the City of Grand Island Waste Water Treatment Plant.

- 11. Final Plat – C & C Smith Subdivision- Grand Island ETJ-** Located north of the Guenther Road west of U.S. Highway 281. The property is zoned TA Transitional Agriculture. The original parcel was created in 1971 and should have been subdivided but was not. This corrects that error and brings the property into compliance. (1 lot, 2.75 acres).

12. 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 February 2, 2022.