



Hall County Regional Planning Commission

**Wednesday, February 2, 2022
Regular Meeting**

Item A1

Agenda 2-2-22

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, February 2, 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 January 5, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located north of Bismark Road and east of Cherry Street including Lot 1 of Nikodym Subdivision and Lot 2 of Nikodym Second Subdivision. Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses and improvements/renovations to the commercial building on site. Resolution 2022-07 (C-10-2022GI)

5. **Public Hearing Proposed Changes to Zoning Ordinance – Doniphan** A request from the Village Board of Doniphan to adopt proposed Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts.

6. **Final Plat -- Howard-Greeley RPPD Subdivision – Hall County** Located east of U.S. Highway 281 and south of Prairie Road (1 lot, 1.27acres)

7. **Directors Report**

**Comprehensive Plan Update
Hazard Mitigation Plan Update
NPZA Spring Workshop (Virtual) March 18**

8. Next Meeting March 2, 2022.

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
February 2, 2022**

- 4. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 1 to allow for redevelopment of property located north of Bismark Road and east of Cherry Street in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for new residential uses and renovation of the existing commercial at the site. Resolution 2022-07 (C-17-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Section 4.12(a) Cargo Storage Containers – Doniphan** – Public hearing and action on a request by the Village of Doniphan to consider changes to the Doniphan Zoning regulations that would permit the placement of cargo storage containers on properties within certain districts in the jurisdiction of the Village of Doniphan. This is similar to the regulation adopted by Alda in 2017. A motion is in order. (C-16-22D) (Hearing, Discussion, Action)
- 6. Final Plat –Howard Greeley RPPD Subdivision- Grand Island-** Located east of U.S. Highway 281 and south of Prairie Road. One lot 1.27 acres. The property is zoned A1 Primary Agriculture Zone. Howard Greeley Rural Public Power is purchasing the property for a substation site.
- 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 The RFQ was released on January 18. Responses are requested by February 15.

NPZA Spring Workshop – The Nebraska Planning and Zoning Association Spring workshop is scheduled for March 18. The Planning Department will be paying the \$100 fee that allows unlimited participation from Planning Commission members.

Next Meeting March 2, 2022.