



Hall County Regional Planning Commission

Wednesday, March 2, 2022

Regular Meeting

Item A1

Agenda March 2, 2022

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, March 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 February 2, 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 at 313 W. 2nd Street in Grand Island, Hall County, Nebraska. The request calls for redevelopment of the existing building for commercial/office space. Resolution 2022-08 (C-18-22GI)

5. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and west of Independence Avenue (Highland North Subdivision as approved and proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential and commercial uses. Resolution 2022-09 (C-19-22GI)

6. **Public Hearing – Proposed Rezoning – Doniphan** Proposed rezoning of a portion of E ½ of Section 1, Township 9 North, Range 10 West of the 6th PM. This property is located north of Platte River Drive and west of U.S. Highway 281 in the zoning jurisdiction of the Village of Doniphan. Request is to a portion of the property from TA Transitional Agriculture and GC General Commercial and HC Highway Commercial to R3 Multiple Family Residential and another portion from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial. (C-21-22D)

7. **Public Hearing – Proposed Rezoning – Wood River** Proposed rezoning of property located 411 W 8th Street in Wood River from BG General Business Zone to R-6 Medium Density Residential with an RM Mobile Home Overlay. (C-22-22WR)
8. **Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-20-22GI)

Consent Agenda

9. **Final Plat – Hall County Home Place Subdivision – Hall County** west of Shady Bend Road and north of Rosedale Road (1 lot, 2.871 acres)
10. **Final Plat – Twin Lakes Third – Grand Island ETJ** Located South of Bismark Road and west of Austin Avenue (2 lots, 9.517 acres)
11. **Preliminary and Final Plat – Veteran’s Legacy South – Grand Island** Located east of Webb Road between Capital Avenue and Old Highway 2 (5 lots, 107.457 acres)
12. **Preliminary Plat -- High Point Development—Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (123 Lots, 64.1 acers)

Final Plat – Kracklin Kirks – Doniphan Located west of U.S. Highway 281 and north of Clarice Street (1 Lot 1.673 Acres)

Final Plat – High Point Development – Doniphan Located west of U.S. Highway 281 and north of Platte River Drive (36 Lots, 14.617 acres)

13. **Directors Report**

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

14. **Next Meeting April 6, 2022.**

15. **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
March 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 at 313 W. 2nd Street in Grand Island, Hall County, Nebraska. The request calls for renovation of the existing commercial property for office use Resolution 2022-08 (C-18-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 5. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and west of Independence Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for new residential uses and commercial uses. Resolution 2022-09 (C-19-2022GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 6. Public Hearing Rezoning - Doniphan** Public Hearing to consider rezoning of a portion of E ½ of Section 1, Township 9 North, Range 10 West of the 6th PM. This property is located north of Platte River Drive and west of U.S. Highway 281 in the zoning jurisdiction of the Village of Doniphan. Request is to a portion of the property from TA Transitional Agriculture and GC General Commercial and HC Highway Commercial to R3 Multiple Family Residential and another portion from TA Transitional Agriculture and HC Highway Commercial to GC General Commercial. (C-21-22D)

- 7. Public Hearing Rezoning – Wood River** Public Hearing to consider a change of zoning for property located 411 W 8th Street in Wood River from BG General Business Zone to R-6 Medium Density Residential with an RM Mobile Home Overlay. (C-22-22WR) **See Full Recommendation** (Hearing, Discussion, Action)

- 8. Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-20-22GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 9. Final Plat – Hall County Home Place Subdivision – Hall County** Located west of Shady Bend Road and north of Rosedale Road (1 lot, 2.871 acres) This property is zoned A-1 Primary Agriculture and this subdivision splits an existing farmstead from a tract of 20 acres or more.

10. **Final Plat – Twin Lakes Third – Grand Island ETJ** Located South of Bismark Road and west of Austin Avenue (2 lots, 9.517 acres) This property is zoned LLR Large Lot Residential and all lots are more than 3 acres. City sewer and water are not available to the subdivision.
11. **Preliminary and Final Plat – Veteran’s Legacy South – Grand Island** Located east of Webb Road between Capital Avenue and Old Highway 2 (5 lots, 107.457 acres) This property is zoned RO Residential Office and city water and sewer and streets will be extended with the development as shown. The property is owned by the City of Grand Island.
12. **Preliminary Plat -- High Point Development—Doniphan** Located west of U.S. Highway 281 and north of Platte River Drive (123 Lots, 64.1 acers) It is anticipated that this property will be annexed in to the Village Doniphan as final plats are approved. The proposed subdivision is consistent with the requested zoning changes and can be approved if the zoning changes are approved. The developer will be responsible for extending and connecting sewer and water throughout the subdivision.

Final Plat – Kracklin Kirks – Doniphan Located west of U.S. Highway 281 and north of Clarice Street (1 Lot 1.673 Acres) This will be rezoned to GC General Commercial and connected to the village sewer and water with a public street as shown. This is an addition to the Village of Doniphan.

Final Plat – High Point Development – Doniphan Located west of U.S. Highway 281 and north of Platte River Drive (36 Lots, 14.617 acres) This will be rezoned to GC General Commercial and connected to the village sewer and water with a public street as shown. This is an addition to the Village of Doniphan.

13. 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 Two responses to the RFQ were received on February 15. The committee will be reviewing them and should have a recommendation for the planning commission to act on at the April 6 meeting.

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 April 6, 2022.