



# Hall County Regional Planning Commission

Wednesday, May 11, 2022

Regular Meeting

## Item A1

**Agenda - May 11, 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, May 11, 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 April 6, 2022.**

3. **Request Time to Speak.**

4. **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 east of Independence Avenue along Montana Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-10 (C-25-22GI)

5. **Public Hearing – Proposed Rezoning – Hall County.** Proposed amendment to the PUD for Wild Rose Ranch Estates Subdivision specific to Lots 1, 2 3, and Outlot D (Tern Drive). Located south of Whooping Crane Drive in Hall County Nebraska. (C-27-2022GI)

### 1. Wild Rose Ranch Second Subdivision

6. **Public Hearing – Zoning Text Amendment- Grand Island.** Public Hearing to consider amending section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use. (C-28-22HC).

## Consent Agenda

7. **Final Plat – Riskowski Acres Subdivision – Wood River ETJ:** Located west of Burwick Road and south of north of Wood River Road (1 lot, 3.32 acres).
8. **Final Plat – Graham Acres Subdivision – Wood River:** Generally located north of Wood River Road and east of Walnut Street extended. (1 lot, 0.63 acres).
9. **Comprehensive Plans**  
**Update June 8 Kickoff Meeting**  
**Payment of Claims**
10. **Directors Report**  
  
**Hazard Mitigation Plan Update**  
**Community Beautification Award**
11. **Next Meeting June 1, 2022.**
12. **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  
May 11, 2022**

4. **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 east of Independence Avenue along Montana Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses 3 duplexes on 3 lots on property zoned RO Residential Office. Resolution 2022-10 (C-25-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
  
5. **Public Hearing – Proposed Rezoning – Hall County.** Proposed amendment to the PUD for Wild Rose Ranch Estates Subdivision specific to Lots 1, 2 3, and Outlot D (Tern Drive). Located south of Whooping Crane Drive in Hall County Nebraska. This proposed change will combine Lots 1, 2 and 3 along with the proposed Tern Drive into a single building lot. (C-27-2022GI) Also includes the final plat for Wild Rose Ranch Estates Second Subdivision. **See Full Recommendation** (Hearing, Discussion, Action)
  
6. **Public Hearing – Zoning Text Amendment- Grand Island.** Public Hearing to consider amending section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use. (C-28-22HC). **See Full Recommendation** (Hearing, Discussion, Action)

**Consent Agenda**

7. **Final Plat – Riskowski Acres Subdivision – Wood River ETJ:** Generally located west of Burwick Road and south of north of Wood River Road (1 lot, 3.32 acres). This is an existing farmstead. The property is zoned AG Agricultural.
  
8. **Final Plat – Graham Acres Subdivision – Wood River:** Generally located north of Wood River Road and east of Walnut Street extended. This is a farmstead lot split and is an addition to the City of Wood River. The property is zoned TA Transitional Agriculture. The existing house is served by both water and sewer. (1 lot, 0.63 acres.)
  
9. **.Comprehensive Plan Update**
  1. Payment of Claims

## **10. 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.

**Community Beautification Award** – Time to begin submitting nominations.

**Next Meeting June 1, 2022.**