



Hall County Regional Planning Commission

**Wednesday, October 5, 2022
Regular Meeting**

Item A1

Agenda - October 5, 2022 Meeting

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, October 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 September 7, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Comprehensive Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property between Broadwell Avenue and U.S. Highway 281 and Capital Avenue and Airport Road Grand Island, Hall County, Nebraska. (C-01-23GI)

5. **Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 16 to allow for residential reuse of the Pershing and Anderson Buildings at the former Veterans' Home property at 2206 and 2300 W. Capital Avenue Grand Island, Hall County, Nebraska. Resolution 2023-01 (C-02-23GI)

6. **Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 34 to allow for commercial development on property located at Claude Road and Faidley Avenue (Lot 1 of Crane Valley Ninth Subdivision) in Grand Island, Hall County, Nebraska. Resolution 2023-02 (C-03-23GI)

7. **Public Hearing – Proposed CRA Area #28- Grand Island** Proposed CRA Area #28 located between 13th Street and State Street and U.S. Highway 281 and Webb Road (including the Conestoga Mall) in Grand Island, Hall County Nebraska). Resolution 2023-03 (C-04-23GI)

- 8. Public Hearing – Extremely Blighted Study – Grand Island.** Public Hearing Concerning a study to identify those areas of Grand Island that can qualify as Extremely Blighted per Nebraska Community Redevelopment Law. Resolution 2023-04 (C-05-23GI)

Consent Agenda

- 9. Final Plat – Holtz 2nd Subdivision– Hall County:** Located west of 190th Road and north of Wood River Road in Hall County. This property is zoned A-1 and this plat increases the size of the existing lot 1 of Holtz Subdivision.(1 Lot, 2.137 Acres)
- 10.Final Plat – Northwest Gateway Second Subdivision – Grand Island:** Located at the north end of Colorado Avenue. (4 Lots, 2.290 Acres)
- 11.Final Plat – Woodland Park 19th Subdivision — Grand Island :** Located east Independence Avenue and south of Pennsylvania Avenue. (2 Lots, 6.979 Acres)
- 12.Comprehensive Plans
Payment of Claims**
- 13. Directors Report**
- Community Beautification Award
Planning Commission Member Terms of Service**
- 14. Next Meeting November 2, 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
October 5, 2022**

- 4. Public Hearing – Comprehensive Plan Amendment-Grand Island.**
Public Hearing Concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property between Broadwell Webb Road north of the Highway 2 and Broadwell Avenue and Webb Road south of Highway 2 and Capital Avenue and Airport Road Grand Island, Hall County, Nebraska. (C-01-23GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 16 to allow for residential reuse of the Pershing and Anderson Buildings at the former Veterans' Home property at 2206 and 2300 W. Capital Avenue Grand Island, Hall County, Nebraska. Resolution 2023-01 (C-02-23GI) **See Full Recommendation** (Hearing, Discussion, Action)
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10. Final Plat – Northwest Gateway Second Subdivision – Grand Island:
Located at the north end of Colorado Avenue. This resubdivides the three existing lots into 4 lots. The property is zoned LLR Large Lot Residential. (4 Lots, 2.290 Acres)

11. Final Plat – Woodland Park 19th Subdivision — Grand Island : Located east Independence Avenue and south of Pennsylvania Avenue. This adjusts the property line between 2 adjacent properties and one of them is unplatted so it could not be done administratively. (2 Lots, 6.979 Acres)

12..Comprehensive Plan Update

1. Payment of Claims

13. Director's Report

Community Beautification Award
Planning Commission Terms of Service

Next Meeting November 2, 2022.