



Hall County Regional Planning Commission

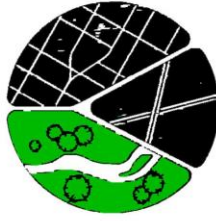
Wednesday, June 7, 2023

Regular Meeting

Item A1

Agenda - June 7, 2023 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, June 7, 2023

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 May 3, 2023.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Proposed CRA Area #37- Grand Island** Proposed CRA Area #37 located south of Faidley Avenue between Carey Avenue and White Avenue in Grand Island, Hall County Nebraska. Resolution 2023-03 (C-25-23GI)

- 5. Public Hearing – Comprehensive Plan Amendment – Cairo –** Public hearing to consider amendments to the Future Land Use Map from the 2021 Cairo Comprehensive Plan as prepared by Five Rule Rural Planning and adopted by the Village of Cairo. (C-26-23C)

- 6. Public Hearing – Zoning Map Readoption– Cairo –** Public Hearing to re-adopt the Village of Cairo Zoning Map, with proposed changes as suggested by the Cairo Village Board. (C-27-23C)

- 7. Public Hearing – Zoning Regulation Readoption – Cairo –**Public Hearing to consider readoption of the Cairo Zoning Ordinance with changes as requested by the Cairo Village Board and other changes as suggested by the Regional Planning Department Staff. Copies of the proposed changes are available from at the Hall County Regional Planning Department Office located at the Grand Island City Hall. (C-28-23C)

- 8. Public Hearing Zoning Map Readoption - 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-29-23GI)

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.

9. Comprehensive Plans
 1. Payment of Claims
 2. Update on Comp Plan Process

10. Review of 2023-24 Budget and Fees

11. Directors Report

12. Next Meeting July 5, 2023

13. Adjourn.

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**Staff Recommendation Summary
For Regional Planning Commission Meeting
June 7, 2023**

- 4. Public Hearing –Blight and Substandard Study – Phillip Beckett –** The purpose of the hearing is to obtain public comment on whether the real estate described in this notice (CRA Area #37) should be declared substandard and blighted pursuant to the Nebraska Community Development Law. A study has been compiled to determine if the proposed CRA Area #37 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #37 is approximately 9.1 acres of property in central Grand Island south of Faidley Avenue between Carey Avenue and White Avenue. (C-25-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 5. Public Hearing – Comprehensive Plan Amendment – Cairo –** Public hearing to consider amendments to the Future Land Use Map from the 2021 Cairo Comprehensive Plan as prepared by Five Rule Rural Planning and adopted by the Village of Cairo. (C-26-23C)**See Attached Information from County Highway Superintendent** (Hearing Discussion Action)

- 6. Public Hearing – Zoning Map Readoption– Cairo –** Public Hearing to re-adopt the Village of Cairo Zoning Map, with proposed changes as suggested by the Cairo Village Board. This map is produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Cairo Village limits, and 1-mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-27-23C) **See Full Recommendation** (Hearing, Discussion, Action)

- 7. Public Hearing – Zoning Regulation Readoption – Cairo –**Public Hearing to consider readoption of the Cairo Zoning Ordinance with changes as requested by the Cairo Village Board and other changes as suggested by the Regional Planning Department Staff. Copies of the proposed changes are available from at the Hall County Regional Planning Department Office located at the Grand Island City Hall. (C-28-23C) **See Full Recommendation** (Hearing, Discussion, Action)

- 8. Public Hearing Zoning Map Readoption - 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. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as

shown on the zoning map. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at the Grand Island City Hall. (C-29-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

9. Comprehensive Plan Update

Payment of Claims

10. County Budget Proposal— Staff has submitted the budget request to the County per the recommendation of the County Board. Also included are proposed fee changes. These will be adopted by resolution by the County Board and are consistent with the changes for Grand Island. In addition to the normal request for operating expenses Staff is requesting funding for an update to the Hall County Comprehensive Development Plan and Zoning Regulations. A similar request has been made to the City of Grand Island for updates to the Comprehensive Development Plan and Regulations.

11. Comprehensive Plans

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

12. Directors Report

13. Next Meeting June 7, 2023