



CITY OF PAPIILLION  
David P. Black, Mayor

Travis Gibbons, Planning Department  
122 East Third Street  
Papillion, Nebraska 68046  
Phone: (402) 597-2060

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**PAPILLION PLANNING COMMISSION MEETING AGENDA**  
**122 E THIRD STREET, PAPIILLION, NE 68046**  
**CITY HALL | COUNCIL CHAMBERS | THIRD FLOOR**  
**WEDNESDAY, SEPTEMBER 28, 2022 AT 7:00 P.M.**

*Staff Reports and other pertinent documents can be accessed by clicking the red text links herein.*

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Affidavit of Publication in the Sarpy County Guide on October 28, 2022
4. Public announcement that a current copy of the Open Meeting Act is posted in Council Chambers

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the minutes of [SEPTEMBER 28, 2022](#)

C. FINAL PLATS

C.1. Granite Creek East

A request for a Final Plat for the property legally described as a tract of land being part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , and part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 28, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SW corner of S 96<sup>th</sup> Street and Lincoln Road. The applicant is Granite Creek Development, LLC. (Granite Creek East) [FP-22-0006](#)

C.2. Farmstead Acres - Final Plat

A request for a Final Plat for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, generally located at 910 W 6<sup>th</sup> Street. The applicant is Easy Living Communities. (Farmstead Acres) [FP-22-0008](#)

***This item will be heard after the Farmstead Acres Change of Zone item D.4.b.***

D. PUBLIC HEARINGS

D.1. Take 5 Oil Change

A request for a Special Use Permit to allow Auto Services as a permitted use for the property legally described as Lot 2, Monarch Place Replat One, generally located at 1419 Papillion Drive. The applicant is VantEdge Auto T5 Real Estate LLC. (Take 5 Oil Change at Monarch Place) [SUP-22-0007](#)

D.2. Generations (Lot 5)

A request for a Change of Zone from MU Mixed Use to CC Community Commercial for the property legally described as Lot 5, Generations, generally located on the NW corner of S 120th Street and HWY 370. The applicant is BHI Properties, Inc. (Generations – Lot 5) [CZ-22-0006](#)

D.3. Tighe Farm

D.3.a. Tighe Farm - Preliminary Plat

A request for a Preliminary Plat for the property legally described as a tract of land located in the SE ¼ of the SW ¼ of Section 36, T14N, R12E of the 6th P.M., Sarpy County, generally located NW of 66th Street and Schram Road. The applicant is Spruce Capital Group, LLC. (Tighe Farm) [PP-22-0003](#)

D.3.b. Tighe Farm - Change Of Zone

A request for a Change of Zone from AG Agricultural to CC Community Commercial and R-4/PUD-2 Multiple-Family Residential with a Specific Planned Unit Development Overlay for the property legally described as a tract of land located in the SE ¼ of the SW ¼ of Section 36, T14N, R12E of the 6th P.M., Sarpy County, generally located NW of 66th Street and Schram Road. The applicant is Spruce Capital Group, LLC. (Tighe Farm) [CZ-22-0007](#)

D.4. Farmstead Acres

D.4.a. Farmstead Acres - Preliminary Plat

A request for a Preliminary Plat for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE ¼ of the SW ¼ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) [PP-22-0004](#)

D.4.b. Farmstead Acres - Change Of Zone

A request for a Change of Zone from LI Limited Industrial to MH Mobile Home (Lot 1 only) for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE ¼ of the SW ¼ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) [CZ-22-0005](#)

D.5. Six Year Road Plan

A request to approve the Six Year Road Plan for the City of Papillion. The applicant is

the City of Papillion. [MISC-22-0019](#)

E. OTHER BUSINESS

F. ADJOURNMENT