

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING JANUARY 25, 2023

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, January 25, 2023 at 7:00 PM. Vice Chair Howard Carson called the meeting to order. Planning & Legal Clerk Tarja Koistila called the roll. Planning Commission members present were Howard Carson, Michael Erdman, Jim Hrabik, Ray Keller, Jr., John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Rebecca Hoch was absent. Alternate member Heather Bernady was not required to attend. Planning Director Travis Gibbons, Senior Planner Michelle Romeo, Deputy City Attorney Carla Heathershaw Risko, and Deputy City Engineer Derek Goff were also present.

Vice Chair Carson led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Guide on December 4, 2022. A copy of proof of publication is on file at the office of the City Clerk.

Vice Chair Carson announced that a copy of the Open Meetings Act is posted in Council Chambers.

Mayor Black stepped forward to thank Judith Emswiler for her years of service as a Planning Commissioner member. As a token of appreciation Mayor Black handed Ms. Emswiler a Plaque of years of service and a thank you letter.

Ms. Emswiler was appreciative and said her thanks.

Mayor Black then proceeded to swear in new Planning Commission member Michael Erdman.

Mayor Black gave an update on what was discussed at the City Council retreat.

Approval of Agenda

Motion was made by Mr. Thompson, seconded by Mr. Robinson III, to approve the agenda as presented. Roll call: Eight yeas, no nays. Motion carried.

Approval of the Planning Commission Minutes

Motion was made by Mr. Robinson, seconded by Mr. Robinson III, to approve the December 14, 2022 minutes. Roll Call: Eight yeas, no nays, One abstention from Ms. Hoch. Motion carried.

FINAL PLATS

Final Plat – 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 6th P.M., Sarpy County, NE, generally located on the SW

corner of S 96th Street and Lincoln Road. The applicant is Granite Creek Development, LLC. (Granite Creek West) **FP-22-0006**

Vice Chair Carson called for the applicant.

Patrick Sullivan, 1246 Golden Gate Dr, stepped forward to represent the applicant. He summarized the Granite Creek East and Granite Creek West projects. Mr. Sullivan described the various types of housing that will be provided, including small commercial area. He noted they are working on the easement for the emergency access road.

Vice Chair Carson called for discussion amongst the Commission.

Vice Chair Carson asked about the emergency access road and Mr. Sullivan said that has been handled.

Mr. Erdman questioned the timing of the project. Mr. Sullivan stated it is already in progress and that it will be a fast-moving project.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Wilson, to recommend approval of the Granite Creek West Final Plat (FP-22-0009) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations and contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays. Motion carried.

PUBLIC HEARINGS

Preliminary Plat – A request for a Preliminary Plat for the property legally described as a tract of land being Tax Lot 3A1B1 and Tax Lot 3A1B2, tax lots located in the SW1/4 of 02-T13N-R11E, generally located NW of S 150th Street and Capehart Road. The applicant is Prairie Tower Business Park, LLC. (R & R Commerce Park South Two) – **PP-22-0005**

Vice Chair Carson opened the public hearing.

Vice Chair Carson called for the applicant.

Patrick Sullivan, 1246 Golden Gate Dr, stepped forward to represent the applicant. He stated this project will be developed in two phases. He also stated they agree with the allocation of cost.

Vice Chair Carson called for proponents and opponents.

Seeing no further input, Vice Chair Carson closed the public hearing and called for Commission Discussion.

Mr. Erdman asked what would cause the grading to make the contingency list. Mr. Sullivan answered Public Works is asking for a revision which will be completed.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to recommend approval of the R & R Commerce Park South (PP-22-0005) because it is generally

consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Eight yeas, No nays. Motion carried.

Change of Zone – A request for a Change of Zone for the property legally described as a tract of land being Tax Lot 3A1B1 and Tax Lot 3A1B2, tax lots located in the SW1/4 of 02-T13N-R11E, generally located NW of S 150th Street and Capehart Road. The applicant is Prairie Tower Business Park, LLC. (R & R Commerce Park South Two) – **CZ-22-0008**

Vice Chair Carson opened the public hearing and called for the applicant, proponents, and opponents.

Seeing no public input, Vice Chair Carson left the public hearing open and called for Commission Discussion or a Motion to continue the request.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Wilson, to recommend approval of the R & R Commerce Park South (CZ-22-0008) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations and contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays. Motion carried.

Special Use Permit – A request for a Special Use Permit for the property legally described as a tract of land being Tax Lot 3A1B1 and Tax Lot 3A1B2, tax lots located in the SW1/4 of 02-T13N-R11E, generally located NW of S 150th Street and Capehart Road. The applicant is Prairie Tower Business Park, LLC. (R & R Commerce Park South Two) – **SUP-22-0008**

Patrick Sullivan, 1246 Golden Gate Dr, stepped forward to represent the applicant. He stated that he has nothing further but due to the size of the building they need a Special Use Permit.

Vice Chair Carson opened the public hearing and called for the applicant, proponents, and opponents.

Seeing no public input, Vice Chair Carson left the public hearing open and called for Commission Discussion or a Motion to continue the request.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to recommend approval of the R & R Commerce Park South (SUP-22-0008) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations and contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays. Motion carried.

OTHER BUSINESS

New Planning Commission member Michael Erdman introduced himself.

Mr. Travis Gibbons announced the NPZA, Nebraska Planning and Zoning Association, has their annual conference March 8 – 10, 2023.

Shawn O’Grady, 1405 Clearwater Cir, asked when Edgewater Estates would be annexed. Vice Chair Carson directed him to speak with our staff.

With no further business to come before the Commission, **Motion** was made by Vice Chair Carson, seconded by Mr. Hrabik, to adjourn. Roll call: Eight yeas, No nays. Motion passes. The meeting adjourned by unanimous consent at 7:41 P.M.

CITY OF PAPILLION

Howard Carson, Vice Chair