

# MINUTE RECORD

## PAPILLION PLANNING COMMISSION MEETING JUNE 29, 2022

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, June 29, 2022 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Heather Bernady, Howard Carson, Raymond Keller Jr., Leanne Sotak, Herb Thompson, and Wayne Wilson. Judy Emswiler joined the commission at 7:01 P.M. Jim Hrabik and John E. Robinson III were absent. Planning Director Travis Gibbons and Assistant City Attorney Carla Heathershaw-Risko were also present.

Chairwoman Hoch led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Guide on June 17, 2022. A copy of proof of publication is on file at the office of the City Clerk.

Chairwoman Hoch announced that a copy of the Open Meetings Act is posted in Council Chambers.

Carla Heathershaw-Risko administered the Oath of Office to new Planning Commission (alternate) member Heather Bernady.

### **Approval of Agenda**

**Motion** was made by Mr. Carson, seconded by Mr. Thompson, 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. Carson, seconded by Ms. Sotak, to approve the May 25, 2022 minutes. Roll Call: Eight yeas, no nays. Motion carried.

### **PUBLIC HEARINGS**

#### **The One & Six Year Road Plan** for the City of Papillion. **MISC-22-0007**

Chairwoman Hoch opened the public hearing and stated that staff has requested that the Planning Commission continue consideration of this item to a later date to be determined by staff.

Chairwoman Hoch called for proponents and opponents.

Bill Smith, 121 N Beadle Street, stepped forward in opposition to the following projects proposed within the One & Six Year Road Plan: N Osage St Connection - E 1st St to Osage Dr; East 3rd St Connection to American Pkwy; and N Beadle St Connection - E 1st St to E 2nd St (hereinafter collectively referred to as "ST-21-0003"). He stated that the proposed connection of N Beadle Street to E 1<sup>st</sup> Street will have a direct impact on his home. He noted that he and his wife visited approximately 49 of their neighbors with a petition in opposition to ST-21-0003, and 43 of the 49 signed the petition. He expressed concerns about traffic, resident safety, and noise, and

suggested that the proposed connections would change the character of the neighborhood. Mr. Smith stated that the traffic study completed or this project indicates that the proposed connections will have no significant impact on the function of the streets, and suggested that this data is inconclusive. He stated that City Council indicated that the city would hold “town hall meetings” regarding the plan, and expressed concerns that this had not happened yet.

Paula Smith, 121 N Beadle Street, stepped forward in opposition to ST-21-0003. She echoed the concerns of Mr. Smith. She expressed that she does not feel heard by the elected officials. She suggested that it would be a waste of public funds to spend money on a project in which the traffic study suggests no significant impact.

Mike Wasley, 302 N Osage Street, stepped forward in opposition to ST-21-0003. He noted that other neighbors in opposition did not attend the hearing because they understood that the discussion would be continued. He noted that there are not public sidewalks in the area affected, and residents walk and play in the streets, adding that the connections would create an unnecessary risk to residents. He suggested that claims that ST-21-0003 will improve police, fire, and EMS access to the site was false. He echoed the other residents’ concerns regarding traffic and safety. Mr. Wasley suggested that the plan be amended to remove ST-21-0003.

Loreen Reynante, 1108 Parc Drive, stepped forward in opposition to ST-21-0003. She read a passage from the traffic study performed for this project and reiterated that it concluded there will be no significant impact to street connectivity, wherefore, she concluded that the connections are unnecessary. She asked the Planning Commission to listen to the will of the resident’s impacted by ST-21-0003.

Seeing no further input, Chairwoman Hoch left the public hearing open and called for Commission Discussion or a Motion to continue.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Wilson, to continue consideration of the One and Six Year Road Plan (MISC-22-0007) to a later date determined by staff. Roll Call: Eight yeas, no nays. Motion carried.

**Zoning Map Amendment** - Approval of Ordinance #1970 to revise the Zoning Map to accept jurisdiction ceded by Sarpy County pursuant to Resolution 2022-107 approved by the Sarpy County Board of Commission. **MISC-22-0008**

Travis Gibbons, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He explained that Sarpy County ceded jurisdiction within a portion of the proposed Oak Leaf development so it could complete entitlements with the city. He added that the zoning map amended seeks to accept the ceded jurisdiction.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or a Motion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Keller, to recommend approval of Ordinance No. 1970 (MISC-22-0008) because it is consistent with § 205-

32 of the Zoning Regulation, and in compliance with the applicable Nebraska Revised Statutes. Roll Call: Eight yeas, no nays. Motion carried.

**ELECTIONS**

**Chairperson** – Motion was made by Ms. Emswiler, seconded by Mr. Wilson, to open nominations for Chairperson. Roll Call: Eight yeas, no nays. Motion carries.

Nominations: Rebecca Hoch

**Motion** was made by Mr. Keller, seconded by Mr. Thompson, to close nominations for Chairperson. Roll Call: Eight yeas, no nays. Motion carried.

Ms. Blevins announced that Rebecca Hoch received the majority vote.

**Motion** was made by Mr. Thompson, seconded by Ms. Sotak, to approve the election of Rebecca Hoch as Chairperson. Roll Call: Eight yeas, no nays. Motion carried.

**Vice Chairperson** – Motion was made by Ms. Sotak, seconded by Mr. Thompson, to open nominations for Vice Chairperson. Roll Call: Eight yeas, no nays. Motion carried.

Nominations: John E. Robinson III and Howard Carson

**Motion** was made by Mr. Carson, seconded by Ms. Sotak, to close nominations for Vice Chairperson. Roll Call: Eight yeas, no nays. Motion carried.

Ms. Blevins announced that the vote was a tie.

Chairwoman Hoch called for the Commission to vote again.

Ms. Blevins announced that Howard Carson received the majority vote.

**Motion** was made by Ms. Sotak, seconded by Mr. Thompson, to approve the election of Howard Carson as Vice Chairperson. Roll Call: Eight yeas, no nays. Motion carried.

**OTHER BUSINESS**

With no further business to come before the Commission, **Motion** was made by Ms. Bernady, seconded by Ms. Sotak, to adjourn. The meeting adjourned by unanimous consent at 7:40 P.M.

CITY OF PAPIILLION

  
\_\_\_\_\_  
Rebecca Hoch, Chairwoman