

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING JULY 27, 2022

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, July 27, 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 Howard Carson, Jim Hrabik, Ray Keller, Jr., John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Judy Emswiler was absent. Alternate member Heather Bernady was not required to attend. Planning Director Travis Gibbons, Deputy City Engineer Derek Goff, 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 July 15, 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.

Approval of Agenda

Motion was made by Mr. Robinson III, seconded by Mr. Hrabik, 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 Mr. Thompson, to approve the June 29, 2022 minutes. Roll Call: Seven yeas, no nays, one abstention from Mr. Robinson III. Motion carried.

FINAL PLAT

Final Plat – A Final Plat for the property legally described as Part of the NE ¼ of Section 3, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 156th Street and Schram Road. The applicant is HRC Industrial West, LLC. (Sarpy West Industrial (Phase 1)) **FP-22-0002**

Chairwoman Hoch called for the applicant.

Andrew Koster (TD2), 10836 Old Mill Road (Omaha), stepped forward to represent the applicant. He summarized that the request encompasses a single industrial lot. He stated that the applicant was confident he could address the contingencies outlined in the Planning Commission Staff Report.

Chairwoman Hoch called for discussion amongst the Commission.

Mr. Cason asked Mr. Koster to provide more detail regarding the request. Mr. Koster stated that Phase 1 will include two 250,000 square foot multi-bay industrial buildings. He noted that Schram Road, S 156th Street, and S 162nd Street would eventually be improved along the perimeter of

Sarpy West Industrial. Mr. Carson asked whether the product would be similar to R & R Commerce Park. Mr. Koster answered in the affirmative.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to recommend approval of the Sarpy West Industrial (Phase 1) Final Plat (FP-22-0002) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays. Motion carried.

Final Plat - A Final Plat for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington Street and Lincoln Street. The applicant is the City of Papillion. (Papillion Landing) **FP-22-0003**

Following Planning Commission consideration of the Papillion Landing Preliminary Plat and Change of Zone, Chairwoman Hoch called for consideration of the Papillion Landing Final Plat.

Chairwoman Hoch called for the applicant.

The applicant did not wish to provide additional testimony regarding this development.

Chairwoman Hoch called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to recommend approval of the Papillion Landing Final Plat (FP-22-0003) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations. Roll Call: Eight yeas, no nays. Motion carried.

PUBLIC HEARINGS

Large Project Special Use Permit - A Large Project Special Use Permit for the property legally described as a portion of the SE1/4 and Tax Lot 8 of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE to be platted as Lot 8, Steel Ridge South, generally located on the NW corner of Schram Road and S 156th Street. The applicant is Rotella's Italian Bakery, Inc. (Rotella's Italian Bakery at Steel Ridge South) **SUP-22-0005**

Chairwoman Hoch opened the public hearing.

Dan Dolezal (Earhart Griffin and Associates), 3552 Farnam Street (Omaha), stepped forward to represent the applicant. He displayed a copy of the project site plan and summarized that the applicant is proposing a \$50 million cold storage facility on the site. He noted that the applicant currently rents cold storage space. Mr. Dolezal stated that the applicant has no objection to the contingencies outlined in the Planning Commission Staff Report.

John Rotella, 6949 S 108th Street (La Vista), stepped forward as the applicant and explained that the goal of this facility is to improve logistics for Rotella's Italian Bakery.

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

Mr. Carson asked Mr. Rotella for more information regarding the proposed operations of the cold storage facility. Mr. Rotella stated that Rotella's Italian Bakery freezes 100% of its product, and that their factory produces bread around the clock. He offered a summary of their production and storage processes, adding that having their own cold storage facility will streamline such processes. He stated that he anticipates approximately 40 truckloads of product to be delivered to the facility a day, and approximately 40 to 45 pickups per day. He added that the new facility may lower some of the truck congestion at their La Vista site. Mr. Rotella stated that trucks would likely access the cold storage facility via I-80 or HWY 370.

Mr. Carson asked the applicant when he anticipated construction would begin. Mr. Rotella stated that his team would like to begin as soon as possible once the property was ready.

Mr. Carson asked staff whether there are any perceived issues with sewer service at this site. Derek Goff stated that the SID plans to connect to an existing lift station, therefore, the sewer will flow to the north. He noted that Sarpy County may be working on upgrades to this lift station. He added that the building permit would be contingent upon sewer connection.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Hrabik, to recommend approval of the Rotella's Italian Bakery at Steel Ridge South Large Project Special Use Permit (SUP-22-0005) because it is generally consistent with the Comprehensive Plan, generally consistent with the Steel Ridge South Final Plat, compatible with adjacent uses, and compliant with Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays. Motion carried.

Preliminary Plat - A Preliminary Plat for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington Street and Lincoln Street. The applicant is the City of Papillion. (Papillion Landing) **PP-22-0002**

Chairwoman Hoch opened the public hearing.

Travis Gibbons, 122 E 3rd Street, stepped forward to represent the applicant. He summarized that a plat needed to be completed to accommodate the improvements at Papillion Landing and combine several tax lots within City Park. He added that the Greco family (430 W Lincoln Street) and Dort family (314 W Lincoln Street) dedicated land for the widening of Lincoln Street, and that each family have agreed to allow the City to replat their properties to define the boundaries.

Mr. Gibbons explained that there is currently a mix of AG Agricultural, R-2 Single-family residential (Medium Density), R-4 Multiple Family Residential, and GC General Commercial zoning among the Subject Properties, and the City is requesting to rezone to a singular R-4 Zoning District. He added that R-4 is being requested because it allows the existing uses and is more permissive in terms of impervious coverage and building coverage allowances. Mr. Gibbons stated that the request is a “housekeeping” task for the City.

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

Mr. Carson asked whether the Greco and Dort families were aware of the platting. Mr. Gibbons answered in the affirmative.

Chairwoman Hoch asked whether the proposed plat and rezone would encourage the rehabilitation of City Park outlined in the City’s Parks Plan. Mr. Gibbons stated that the plat opens the door for the type of improvements contemplated.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to recommend approval of the Papillion Landing Preliminary Plat (PP-22-0002) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations. Roll Call: Eight yeas, no nays. Motion carried.

Change of Zone – A Change of Zone from AG Agricultural, R-2 Single-Family Residential, R-4 Multiple Family Residential, and GC General Commercial to R-4 Multiple Family Residential for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman’s and Horn’s Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington Street and Lincoln Street. The applicant is the City of Papillion. (Papillion Landing) **CZ-22-0003**

Chairwoman Hoch opened the public hearing.

The applicant did not provide additional testimony regarding this project.

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

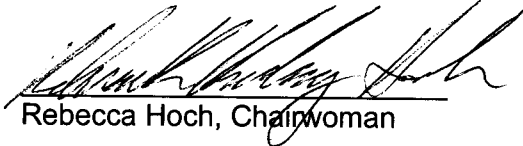
With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to recommend approval of the Papillion Landing Change of Zone (CZ-22-0003) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations. Roll Call: Eight yeas, no nays. Motion carried.

OTHER BUSINESS

Mr. Gibbons thanked the Planning Commission for attending the Joint Housing Meeting on July 20, 2022.

With no further business to come before the Commission, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to adjourn. The meeting adjourned by unanimous consent at 7:28 P.M.

CITY OF PAPIILLION



Rebecca Hoch, Chairwoman