

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING AUGUST 30, 2023

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, August 30, 2023 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning & Legal Clerk Tarja Koistila called the roll. Planning Commission members present were Howard Carson, Michael Erdman, Raymond Keller Jr., Wayne Wilson, John Robinson III, and Heather Bernady. Herb Thompson arrived at 7:04pm. Leanne Sotak was absent. Planning Director Travis Gibbons, Senior Planner Michelle Romeo, Planner I Kevin Pflager, Assistant City Attorney Carla Heathershaw Risko, and City Engineer Alex Evans 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 Times on August 16, 2023. Copies of proof of publication are 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, seconded by Mr. Carson, to approve the agenda as presented. Roll call: Seven yeas, no nays. Motion carried.

Approval of the Planning Commission Minutes

Motion was made by Mr. Wilson, seconded by Mr. Carson, to approve the June 28, 2023 minutes. Roll Call: Seven yeas, no nays. Motion carried.

FINAL PLAT

Final Plat – A request to approve the Final Plat for the property legally described a replat of Lot 2, Willa, generally located at the Northeast corner of HWY 50 and HWY 370. The applicant is SB & SK Realty, LLC. **FP-23-0007** (Mid-States Utility Trailers)

Chairwoman Hoch announced that the Final Plat would be heard after the Planning Commission considered the Revised Preliminary Plat application.

After the Planning Commission recommendation for the Revised Preliminary Plat application, Chairwoman Hoch called for the applicant.

Rob Duvall, 1044 N 115th Street, Omaha NE, stated he has no further comments but is available for questions.

Chairwoman Hoch called for Commission Discussion.

Mr. Carson asked if they are relocating to this site from their previous location.

Al Weber, 4550 S 96th Street, Omaha NE, stepped forward representing Keizer Refrigeration, which proposes to locate on Lot 1, Mid-States Utility Trailer. Mr. Weber confirmed they are relocating to this site.

With no further discussion, **Motion** was made by Mr. Robinson, seconded by Ms. Bernady, to recommend approval of Mid-States Utility Trailers Final Plat (FP-23-0007) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations. Roll Call: Eight yeas, No nays. Motion passed.

PUBLIC HEARINGS

Change of Zone – A request for a Change of Zone for the property legally described as Part of Tax Lot 7, Section 12, T13N, R12E of the 6th P.M., Sarpy County, generally located at the SE corner of 72nd Street and Capehart Road. The applicant is Gene Graves. **CZ-23-0005** (Oak Leaf)

Chairwoman Hoch opened the public hearing and called for the applicant.

Larry Jobeun, 11440 W Center Road #C, Omaha, stepped forward to represent the client. Mr. Jobeun stated that Phase 1 was approved and is in the process of being developed. Phase 2 is about 50 acres and is the Mixed Use Development of this project. Mr. Jobeun stated that there are 10 commercial lots that are along the outskirts of Phase 2 with Capehart Road to the north and S 72nd Street to the west. Mr. Jobeun stated that the Mixed Use Zoning allows the site regulations to be adjusted to provide for unique types of housing, and to allow for density for the missing middle component that the City has been missing for some time. He also stated that they have broken this up into zones for the Mixed Use Development agreement. Mr. Jobeun stated that Zone 2 is primarily residential; however, there are two buildings with commercial on the 1st floor and residential above. He also stated that they will also have specific site regulations that will allow for the type of mixed housing that the Hoppe Development proposes to construct.

Ben Kunz, 5631 S 48th Street, Lincoln NE, stepped forward to represent Hoppe Development. Mr. Kunz stated that the Hoppe Development is focused on affordable housing across the state. He also stated that what sets them apart is their long-term relationship with their projects from development through construction to occupancy with an indefinite ownership time line. Mr. Kunz stated that this project represents the evolution of a strategy they have done two times before in Fremont, NE and more recently in Lincoln, NE. This strategy focuses on multiple product types and targeting multiple income levels providing both for sale and rental housing, as well as providing common amenities with a park package for the neighborhood. Mr. Kunz stated that Papillion was prompted by conversations with the nonprofit Front Porch, which awarded them funds. He also stated that their proposed development in Zones 2 and 3 compares to the existing Prairie Queen development, except that affordability is integrated as the backbone to the community. He also stated that Capehart Road represents the future transit corridor and proximity to employment opportunities. Mr. Kunz stated that the commercial on the perimeter transitions to Hoppe's apartment building topology which is a three story. He explained that the housing typology steps into their missing middle cluster typology. He also stated a future school will be located in Oak Leaf. Mr. Kunz stated that the focal point of this project will be centered around the

traffic circle in the neighborhood plaza for local neighborhood events. He also stated that there will be a rowhouse project that will be affordable single-story buildings targeting senior citizens.

Mr. Robinson III asked about an Omaha World-Herald article that identified that there will be 350 market rate units along with 200 affordable housing for sale units and asked if Mr. Kunz could explain this a bit further. He also asked Mr. Kunz to provide more details about the lessons learned from having done these projects in Fremont and Lincoln.

Mr. Kunz identified the location of the rowhouses that will be for sale and noted that the units will be in the \$250,000 - \$300,000 range. He then stated that the other projects were done in existing areas where affordable housing was needed. He also stated that they are looking into opportunities to provide in-home childcare for individuals residing in this area, and employment opportunities at close proximity.

Mr. Erdman asked for the percentage for multi-family units versus single-family homes. He mentioned that Papillion is currently in the 30% range for multi-family units. Mr. Jobeun stated that the Springfield Platteview schools have already purchased the lot where the school will be located. He stated that Phase 1 includes “for sale” single-family home lots, and that only about 50 lots of the total of 850 lots are for rent.

Mr. Erdman asked about the affordability in the missing middle section. Mr. Kunz stated they target the \$60,000 median income and below; however, they are refining their target. He stated that 40% of the “for sale” products is targeted toward the \$80,000 - \$100,000 median income. Mr. Erdman stated that he likes the fact that for the senior citizens there will be single level housing that’ll meet their needs and be affordable. Mr. Kunz stated that the products they are selling are part of a state program that has a high degree of vetting, so individuals are able to maintain the loans they are receiving. He also stated that they are working with Habitat for Humanity who will build homes on approximately 30 of the lots.

Chairwoman Hoch called for proponents and opponents.

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

With no further discussion, **Motion** was made by Mr. Robinson, seconded by Mr. Erdman, to recommend approval of Oak Leaf Change of Zone (CZ-23-0005) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations. Roll Call: Seven yeas, One nay by Mr. Carson. Motion passed.

Revised Preliminary Plat – A request for a Revised Preliminary Plat for the property legally described as Part of Tax Lot 7, Section 12, T13N, R12E of the 6th P.M., Sarpy County, generally located at the SE corner of 72nd Street and Capehart Road. The applicant is Gene Graves. **PP-23-0004** (Oak Leaf)

Chairwoman Hoch opened the public hearing and called for the applicant.

Larry Jobeun, 11440 W Center Road #C, Omaha, NE, stated that he had no further comments.

Chairwoman Hoch called for proponents and opponents.

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

Mr. Keller encouraged the development of multi-generational communities where people can live together. He also expressed support for multi-income neighborhoods, and he expressed appreciation for the work the developer has put in to try and make that happen.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Ms. Bernady, to recommend approval of Oak Leaf Revised Preliminary Plat (PP-23-0004) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations. Roll Call: Seven yeas, One nay by Mr. Carson. Motion passed.

Preliminary Plat – A request to approve the Preliminary Plat for the property legally described a replat of Lot 2, Willa, generally located at the Northeast corner of HWY 50 and HWY 370. The applicant is SB & SK Realty, LLC. **PP-23-0005** (Mid-States Utility Trailers)

Chairwoman Hoch opened the public hearing and called for the applicant.

Rob Duvall, 1044 N 115th Street, Omaha NE, stepped forward to represent the client. He stated that this project will be broken in to three different lots, where Lot 1 is proposed to be developed as an Industrial facility with a 52,000sf building. He stated that the area to the east will be for trailer storage. Mr. Duvall stated that the 2nd lot will be developed in a future phase, or be sold off, and the third lot is an Outlot which is undevelopable.

Chairwoman Hoch called for proponents and opponents.

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

Mr. Keller asked if the type of trailers that will be stored are semi-truck trailers. Mr. Duvall confirmed that it will be semi-truck trailers.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Keller, to recommend approval of Mid-States Utility Trailers Preliminary Plat (PP-23-0005) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations. Roll Call: Eight yeas, No nays. Motion passed.

One and Six Year Road Plan – A request to approve the One and Six Year Road Plan. The applicant is City of Papillion. **MISC-23-0016**

Chairwoman Hoch opened the public hearing and called for the applicant.

City Engineer Alex Evans provided an overview of the One and Six Year Road Plan, which is required by state statute. Mr. Evans stated that the projects may be changed since the plan is intended to identify potential project locations and cost estimates. He stated that for the One Year Plan continues the pavement repair program, which is in its fourth year. It also includes a plan

for the Halleck Park road system, S 90th Street improvements from Highway 370 to Gruenther Streets, and improvements to the S Washington Street and Cedardale Road intersection. Mr. Evans stated that they have continued pavement repair program for the next six years. Year Four includes \$10 million for the Cornhusker Road/6th Street/Portal Road project which includes local funds as well as federal grant funds and a grant from Metropolitan Area Planning Agency (MAPA).

Chairwoman Hoch called for proponents and opponents.

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

Mr. Erdman asked if there is a timeline for improvements to S 90th Street. Mr. Evans stated that is a City lead project and should begin in the next construction season. Mr. Erdman asked about the Harrison Street span project. Mr. Evans stated it is tied to the Tower District area and that will connect Harrison Street to Valley Road. Mr. Erdman commented on the controversy regarding that project. Mr. Evans stated that the street connection has not been designed yet.

Mr. Erdman asked about the location of the Highway 370 underpass project. Mr. Gibbons stated that the location of this underpass is closer to S 120th Street that will connect the Prairie Hills and the Ashbury Creek neighborhood to commercial area and amenities north of Highway 370.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Erdman, to recommend approval of the One and Six Year Road Plan (MISC-23-0016). Roll Call: Eight yeas, No nays. Motion passed.

CBD District Sign Budget – Ordinance Amendment – A request to approve the Amendment to section § 205-262 of Article XXXVII, of Chapter 20 Zoning Regulations. The applicant is City of Papillion **TC-23-0002**

Chairwoman Hoch called for the applicant.

Senior Planner Michelle Romeo provided an overview of the CBD District Sign Budget. Ms. Romeo stated the amendment will help the Downtown businesses with their signage. She stated that the sign budget is based on the linear frontage, so the unique design of the City's downtown results in small sign budgets. Ms. Romeo stated that the trend in Downtown is for small businesses to group together in a single building, which leaves them with limited signage. She stated that amendment only applies to the Central Business District and will increase the sign budget from one square foot per linear foot to two square feet per linear foot for buildings that have more than one tenant.

Chairwoman Hoch called for proponents and opponents.

Seeing no public input Chairwoman Hoch called for Commission Discussion.

Ms. Hoch asked whether one business could use all the sign budget if there is more than one business in a building. Ms. Romeo stated that sign regulations do not regulate content and that is

largely due to the Supreme Court and the rules that they have adopted. She noted that this would allow one business to take the entire sign allocation.

Mr. Erdman asked if there are any regulations as to what type of signs the business can put up. Ms. Romeo stated that most of the signs are limited to wall signs or projecting signs. She also stated that lighted signs are permitted; however, flashing signs are not allowed.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Ms. Bernady, to recommend approval of the CBD District Sign Budget ordinance amendment (TC-23-0002). Roll Call: Eight yeas, No nays. Motion passed.

Growth Management Plan Policies and Procedures – A request to approve the Comprehensive Plan Amendment to update the Growth Management Plan (GMP) Implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency (the “Agency”). The GMP sets forth policies and procedures related to future development and sewer expansion within the Agency’s Jurisdiction. The applicant is City of Papillion **CPA-23-0002**

Chairwoman Hoch called for the applicant.

Senior Planner Michelle Romeo provided an overview of the Growth Management Plan Policies and Procedures. Ms. Romeo stated that this is an update to the Growth Management Plan Implementing Policies and Procedures. She stated that the City is part of the Sarpy County and Cities Wastewater Agency, and as part of that the City has adopted policies for how the sewer system will be expanded south of the ridgeline. Ms. Romeo stated that this amendment supports the procedure part as to how we do this, and the amendments come from actual scenarios that are happening as properties are starting to develop south of the ridgeline.

Chairwoman Hoch called for proponents and opponents.

Seeing no public input Chairwoman Hoch called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Ms. Bernady, to recommend approval of the CBD District Sign Budget (TC-23-0002). Roll Call: Eight yeas, No nays. Motion passed.

OTHER BUSINESS

Planning Director Travis Gibbons thanked Commissioners for participating in RDG’s listening session for the City’s Housing Affordability Plan. He encouraged all members to attend a listening session. Mr. Gibbons also stated that Jim Hrabik was appointed to the Property Maintenance Appeals Board and is no longer on the Planning Commission. He announced that Craig Mielke will be presented to City Council for appointment to the Planning Commission at the September 5th Council meeting. He also stated that no applications were received for the September Planning Commission meeting.

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Ms. Bernady, to adjourn. Roll call: Eight yeas, No nays. Motion passed. The meeting adjourned by unanimous consent at 8:04 P.M.

CITY OF PAPILLION

Rebecca Hoch, Chairwoman

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