

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING SEPTEMBER 29, 2021

The Papillion Planning Commission met in open session at the Chrysalis Event Center in Papillion Landing on Wednesday, September 29, 2021 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Jim Hrabik, Raymond Keller Jr., Jim Masters, John E. Robinson III, and Leanne Sotak were present. Howard Carson, Judy Emswiler, Herb Thompson, and Wayne Wilson were absent. Planning Director Mark Stursma, Assistant Planning Director Travis Gibbons, Assistant City Attorney Carla Heathershaw-Risko, and Deputy 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 Guide on September 17, 2021. 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. Keller, seconded by Mr. Hrabik, to approve the agenda as presented. Roll call: Six yeas, no nays. Motion carried.

Approval of the Planning Commission Minutes

Motion was made by Mr. Robinson III, seconded by Mr. Hrabik, to approve the August 25, 2021 minutes. Roll Call: Six yeas, no nays. Motion carried.

Approval of 2022 Planning Commission Meeting Schedule

Motion was made by Mr. Masters, seconded by Mr. Hrabik, to approve the 2022 Planning Commission meeting schedule as presented. Roll call: Six yeas, no nays. Motion carried.

FINAL PLATS

Final Plat – A Final Plat for the property legally described as a tract of land being part of the NW1/4 of the SE1/4, and also part of the SW1/4 of said SE1/4, all located in Section 31, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located NW of S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) **FP-21-0007**

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He explained that this is the third phase of the development, noting that the remainder of the development consists of fur missing middle lots, and a portion of the development that does not currently have access to sewer services. He summarized that the applicant has applied for a Change of Zone from AG Agricultural to R-4 Multiple-Family Residential; R-4/PUD-2 Multiple-Family Residential with a Specific PUD Overlay, and Mixed Use. He explained that the PUD

portion will be a continuation of the product under construction in Ashbury Hills Replat 1. Mr. Thiellen added that the 40 R-4 lots are anticipated to develop as single-family residential homes with a starting price of approximately \$375,000. He stated that the MU lots are anticipated to develop as single-family attached at a price point of approximately \$300,000 per unit.

Mr. Thiellen stated that the applicant is confident that the contingencies outlined in the Planning Commission Staff Report can be resolved.

Chairwoman Hoch called for discussion amongst the Commission.

Mr. Masters asked Mr. Thiellen what percentage of the total development consists of villa (R-4/PUD-2) lots. Mr. Thiellen stated that there are approximately 95 villa lots which would be approximately 35% - 40% of the lots in the subdivision. Mr. Masters asked whether the villas would have an all-inclusive maintenance amenity. Mr. Thiellen answered in the affirmative. Mr. Masters asked whether the villas would share walls with other units. Mr. Thiellen summarized that the villas are constructed as single-family homes.

Mr. Keller asked whether the applicant anticipates that the duplex lots (MU) would develop as quickly as the villas. Mr. Thiellen stated that there is a demand for housing in this price range, so he anticipates that the product will be popular.

Chairwoman Hoch asked the applicant to specify the average square footage of the villas and single-family attached units. Mr. Thiellen stated that the villas range in size from 1,400 – 1,700 square foot ranches, and the single-family attached units are anticipated to be approximately 1,600 square foot (not including the garage) multi-level homes.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, recommend approval of the Ashbury Hills (Phase 3) Final Plat (FP-21-0007) because it is generally consistent with the Comprehensive Plan, consistent with the Future Land Use Map as amended, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

PUBLIC HEARINGS

Change of Zone – A request for a Change of Zone from AG Agricultural to R-4/PUD-2 Multiple Family Residential with a Specific Planned Unit Development Overlay for the property legally described as a tract of land being part of the NW1/4 of the SE1/4, and also part of the SW1/4 of said SE1/4, all located in Section 31, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located NW of S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) **CZ-21-0008**

Chairwoman Hoch opened the public hearing.

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant and asked that his testimony from the Ashbury Hills (Phase 3) Final Plat carry over to this item.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, recommend approval of the Ashbury Hills (Phase 3) Change of Zone (CZ-21-0008) because it is generally consistent with the Comprehensive Plan, consistent with the Future Land Use Map as amended, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

Mixed Use Development Agreement Amendment – A request for the Second Amendment to Ashbury Hills Mixed Use Development Agreement. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) MISC-21-0014

Chairwoman Hoch opened the public hearing.

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant and asked that his testimony from the Ashbury Hills (Phase 3) Final Plat carry over to this item.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, recommend approval of the Second Amendment to Ashbury Hills Mixed Use Development Agreement (MISC-21-0014) because it is generally consistent with the Comprehensive Plan, consistent with the Future Land Use Map as amended, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

Planned Unit Development (PUD) Agreement Amendment – A request for the First Amendment to Ashbury Hills Planned Unit Development Agreement. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) **MISC-21-0015**

Chairwoman Hoch opened the public hearing.

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant and asked that his testimony from the Ashbury Hills (Phase 3) Final Plat carry over to this item.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, recommend approval of the First Amendment to Ashbury Hills Planned Unit Development Agreement (MISC-21-0015) because it is generally consistent with the Comprehensive Plan, consistent with the Future Land Use Map as amended, compatible with adjacent uses, and

compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

Special Use Permit – A request for a Special Use Permit to allow Body Art Services as a permitted use on the property legally described as Tax Lot A1B1A, A1B1C & and A1B1D of Section 23, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 815 Tara Plz. The applicant is Jennifer Simmons. (Simmons Body Art Services) **SUP-21-0005**

Chairwoman Hoch opened the public hearing noting that the applicant and staff have requested a continuance.

Jennifer Simmons, 7220 S 81st Street (La Vista), stepped forward as the applicant, and provided the Planning Commission with a copy of her business plan. She summarized that she intends to open a tattoo and fine art shop at 815 Tara Plaza. Ms. Simmons explained that she is a Papillion-La Vista native living in the community for approximately 30 years which gives her strong ties to the community. She added that she has been a tattoo artist for over 13 years, and a creator of fine art for over 20 years.

Ms. Simmons stated that nearly 72% of Americans have at least one tattoo, and she believes that the community supports small businesses. She explained that her target market is 20 – 50 year olds, but that she has tattooed patrons well into their 80's. She noted that tattoo services have gotten a bad rap in the past, but that she believes that the community could benefit from the culture.

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

Mr. Hrabik asked staff to explain why the Body Art Services use is not permitted by right. Mr. Stursma explained that the zoning regulations were amended approximately 13 years ago to require any age restricted business to obtain a special use permit. He noted that the process allows for public input.

Ms. Sotak thanked Ms. Simmons for her thoughtful presentation, and asked her to expand on the fine art sales portion of her business model. Mr. Simmons stated that she hand-paints pieces of art and then digitally formats it to print on products for sale such as clothing. She added that she would like to invite other local artists into her business, and possibly host events such as First Fridays for local artists. She added that fine art sales are a limited portion of her business.

Mr. Masters asked whether there are age restrictions on tattoos. Ms. Simmons answered in the affirmative, explaining that she does not tattoo any person under the age of 18, and that she requires identification. Mr. Masters commended Ms. Simmons on her endeavor.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Sotak, to recommend approval of the Simmons Body Art Services Special Use Permit (SUP-21-0005) because the proposed land use is generally consistent with the zoning, and the proposed land use is generally compatible with the surrounding uses, contingent upon the applicant agreeing to the conditions set forth in the Planning Commission Staff Report.

Preliminary Plat – A request for a Preliminary Plat for the property legally described as a replatting of Lot 3, and Outlot A, Steel Ridge South, a subdivision in Sarpy County, NE, and a platting of Tax Lot 2D and Tax Lot 9 in the NW ¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE and those parts of the SW 1/4, the SE ¼ and the NE ¼ of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, lying south and east of Interstate 80 right-of-way, except those parts taken for right-of-way, generally located on the NW corner of S 156th St and Schram Rd. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phases 2 - 3)) **PP-20-0002**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant. Mr. Kellner noted that the Preliminary Plat had been considered and approved previously. He noted that there has been a lot of interest in the project by large industrial users.

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

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to continue the public hearing of the Steel Ridge South (Phases 2 – 3) Preliminary Plat (PP-20-0002) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with the Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll call: Six yeas, no nays. Motion carried.

Change of Zone – A request for a Change of Zone from LI Limited Industrial and AG Agricultural to LI Limited Industrial for the property legally described as a replatting of Lot 3, and Outlot A, Steel Ridge South, a subdivision in Sarpy County, NE, and a platting of Tax Lot 2D and Tax Lot 9 in the NW ¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE and those parts of the SW 1/4, the SE ¼ and the NE ¼ of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, lying south and east of Interstate 80 right-of-way, except those parts taken for right-of-way, generally located on the NW corner of S 156th St and Schram Rd. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phases 2 - 3)) **CZ-20-0004**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant and asked that his testimony from the R & R Commerce Park South (Phases 2 - 3) Preliminary Plat carry over to this item.

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

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to continue the public hearing of the Steel Ridge South (Phases 2 – 3) Change of Zone (CZ-20-0004) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with the Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll call: Six yeas, no nays. Motion carried.

Ordinance No. 1946 – An ordinance to annex certain real estate to the City of Papillion, Nebraska, and to provide for an effective date thereof. The annexation area consists of Tracts A, B, and C, which are legally described as follows: Tract A: All of Outlot "E", North Shore 2, together with all of 120th Street Right-of-Way dedicated by Instrument # 2013-33731, hereinafter referred to as "Dedication", together with part of 120th Street Right-of-Way dedicated on the final plat of North Shore, all in Sarpy County Nebraska, all more particularly described as follows: Beginning at the northeast corner of said Outlot "E"; thence west on the north line of said Outlot "E" and on the north line of said "Dedication" to the northwest corner of said "Dedication"; thence north on the east line of said North Shore to the easterly extension of the north line of Outlot "A" said North Shore; thence west on the easterly extension of the north line of said Outlot "A" to the northeast corner thereof; thence south on the west line of 120th Street Right-of-way to a point northwest of and radial to the most southerly point of said "Dedication"; thence southeasterly on a radial line to the most southerly point of said "Dedication"; thence south on the west line of said Outlot "E" to the southwest corner thereof; thence east on the south line of said Outlot "E" To the southeast corner thereof; thence northeasterly on the east line of said Outlot "E" to the Point of Beginning.

Tract B: All of Outlots "CC", "DD" and "W", Granite Falls North, a subdivision in Sarpy County, Nebraska, together with part of 108th Street Right-of-Way in the SE 1/4 of the NE 1/4 of Section 29, T14N, R12E of the 6th P.M., said Sarpy County, together with part of 108th Street Right-of-Way in the NW 1/4 Of The NW 1/4 and in the SW 1/4 of the NW 1/4 of Section 28, T14N, R12E of the 6th P.M., said Sarpy County, together with part of Lincoln Road Right-of-Way in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of said Section 29, together with part of Lincoln Road Right-of-Way in the SW 1/4 of the NW 1/4 and in the NW 1/4 of the SW 1/4 Of said Section 28, together with all of Outlot "B", Granite Lake, a subdivision in said Sarpy County, together with part of 106th Street Right-of-Way in the NW 1/4 of the NW 1/4 of said Section 28, together with part of Cornhusker Road Right-of-Way in the NW 1/4 of the NW 1/4 and in the NE 1/4 of the NW 1/4 of said Section 28, together with part of Cornhusker Road Right-of-Way in the SW 1/4 of the SW 1/4 and in the SE 1/4 of the SW 1/4 Of Section 21, T14N, R12E of the 6th P.M., said Sarpy County, together with all of Tax Lots 4A and 5 in the SW 1/4 of said Section 21, all more particularly described as follows: Beginning at the northwest corner of said Outlot "CC"; thence south on the west lines of said Outlots "CC" and "W" to the southwest corner of said Outlot "DD"; thence east on the south line of said Outlot "DD" to the southeast corner thereof; thence southerly on the east line of said Granite Falls North, to the most southerly corner of Lot 390, said Granite Falls North; thence south on the east lines of Outlots "F" and "A", Granite Falls North, a subdivision in said Sarpy County, and their southerly extension to the south line of the NE 1/4 of said Section 29; thence south on a line 33.00 Feet west of and parallel with the east line of the SE 1/4 of said Section 29 to the south Right-of-Way line of Lincoln Road; Thence east on the south Right-of-Way Line of Lincoln Road to the northwest corner of Lot 23, Granite Falls, a subdivision in said Sarpy County; thence east on the north line of said Lot 23 to a point perpendicular to the southeast corner of said Outlot "B"; thence north to the southeast corner of said Outlot "B" thence northeasterly on the east line of said Outlot "B" to the northwest corner of Outlot "E", said Granite Lake; thence east on the north line of said Outlot "E" to the northeast corner thereof; thence east to the northwest corner of Outlot "F", said Granite Lake; thence north on the west line of 106th Street to the southwest corner of a tract of land described on exhibit a of "Right-of-Way Dedication" recorded as Instrument # 2019-15390; thence N42°25'51"E 12.01 Feet on the south

line of said "Right-of-Way Dedication"; thence N87°28'59"E 577.92 Feet on the south line of said "Right-of-Way Dedication"; thence east on a line 50.00 Feet south of and parallel with north line of the NW 1/4 of said Section 28 to the west line of Granite Lake, Lots 240 thru 298 and Outlots "M" thru "R", inclusive a subdivision in said Sarpy County; thence north on the west line of said Granite Lake, Lots 240 thru 298 and Outlots "M" thru "R", inclusive, to the northwest corner thereof; thence northwesterly on the north line of said Tax Lots 4A and 5 to the east line of Tax Lot 3 in the SW 1/4 of said Section 21; thence south on the east line of said Tax Lot 3 to the southeast corner thereof; thence west on the south line of said Tax Lot 3 to a point 33.00 feet east of the southwest corner of said Section 21; thence south 50.00 Feet on a line 33.00 Feet east of and parallel with the west line of the NW 1/4 of said Section 28; thence west on a line 50.00 Feet south of and parallel with the north line of said Section 28 to the northeast corner of said Outlot "CC"; thence west on the north line of said Outlot "CC" to the point of beginning. Tract C: That part of the west 17.00 Feet of the east 50.00 Feet of the SE 1/4 of the SE 1/4 of Section 19, T14N, R12E of the 6th P.M., Sarpy County, Nebraska lying south of Rock Estates, a subdivision in said Sarpy County. and the west 17.00 Feet of the 120th Street Right-of-Way dedicated on the final plat of Pink Industrial Park 2, Lots 9, 10, 11 and 12 a subdivision in Sarpy County, Nebraska. and that part of the west 17.00 Feet of the east 50.00 Feet of the NE 1/4 of the SE 1/4 of Section 19, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, lying between the north line of Pink Industrial Park 2, Lots 9, 10, 11 and 12 and the south line of Pink Industrial Park Replat 1, both subdivisions in said Sarpy County. and the north 33.00 Feet of the west 12.50 Feet of the east 50.00 Feet of the NE 1/4 of the NE 1/4 Of Section 30, T14N, R12E of the 6th P.M., Sarpy County, Nebraska. (2021 Annexation No. 1) **MISC-21-0016**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3rd Street, stepped forward to represent the applicant. He explained that the proposed annexation seeks to bring the tail waters of Portal Recreation Area, the Black Elk Recreation Area, a portion of the Fidelity data center property, and two sections of S 120th Street Right-of-Way into City Limits.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Ms. Sotak, to recommend approval of Ordinance No. 1946 – 2021 Annexation No. 1 (MISC-21-0016) because it is consistent with the Annexation policy found in the Comprehensive Plan. Roll call: Six yeas, no nays. Motion carried.

Ordinance No. 1947 – An ordinance to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. (2021 Annexation No. 1) **MISC-21-0017**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3rd Street, stepped forward to represent the applicant. He explained that the Zoning Map amendment is an obligatory step to incorporate the newly annexed parcels from 2021 Annexation No. 1 into City Limits.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to recommend approval of Ordinance No. 1947 – Zoning Map Amendment for 2021 Annexation No. 1 (MISC-21-0017) because it is consistent with § 205-32 of the Zoning Regulations. Roll call: Six yeas, no nays. Motion carried.

Ordinance No. 1948 – An ordinance to detach certain real estate from the City of Papillion, Nebraska, and to provide for an effective date thereof. The de-annexation area consists of Tract A, which is legally described as follows: Tract A: that part of the SE 1/4 of Section 24, T14N, R11E of the 6TH P.M., Sarpy County Nebraska, described as follows: Beginning at the southeast corner of Lot 7, I-80 Logistics Hub, a subdivision in said Sarpy County; thence S89°42'15"W 254.84 feet on the south line of said LOT 7; thence S52°29'17"W 1206.44 feet on the southeast lines of Lots 7 and 6, said I-80 Logistics Hub; thence S00°13'47"E 231.80 Feet on the east line of Outlot B, said I-80 Logistics Hub; thence northeasterly on the east line of Outlot B and on the north lines of Lot 1, said I-80 Logistics Hub on the following described three courses; thence N89°59'45"E 771.18 feet; thence N53°00'47"E 282.58 feet; thence N76°39'18"E 255.19 feet to the northeast corner of said Lot 1; thence N02°39'32"W 739.58 feet on a line 50.00 feet west of and parallel with the east line of said SE 1/4 to the point of beginning. (2021 Detachment) **MISC-21-0018**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3rd Street, stepped forward to represent the applicant. He explained that the City is requesting a detachment or de-annexation of a silt pond connected to Prairie Queen Lake, adding that this pond was annexed in 2015 as a part of the City's agreement with the Pappio-Missouri River Natural Resources District (P-MNRD) to own and maintain Prairie Queen Recreation Area.

Mr. Stursma explained that this portion of Prairie Queen Lake is the only portion of the City Limits that falls within the Millard School District. He added that the City helps distribute equal shares of the Omaha Public Power District (OPPD) in lieu of tax payments to the school districts served within City Limits. He explained that the Millard School District currently receives an equal share of the payment although it does not provide services in City Limits. He summarized that the City believes that it is most fair to allow the money to benefit the school district that serves City Limits.

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

Chairwoman Hoch asked whether the in lieu of tax payment would become a moot point once the City annexes properties to the west. Mr. Stursma stated that some of the industrial development to the west of Prairie Queen will be ready for annexation within the next few years. He added that

at that time, the detached piece would likely be re-annexed, and the Millard School District would then receive its share of the payments.

Mr. Masters asked when the detachment parcel was originally annexed. Chairwoman Hoch stated that it was annexed in 2015. Mr. Masters asked whether the initial annexation of the detachment tract was an oversight. Mr. Stursma estimated that the in lieu of tax payment was likely less significant at the time of annexation.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to recommend approval of Ordinance No. 1948 – 2021 Detachment (MISC-21-0018). Roll call: Six yeas, no nays. Motion carried.

Ordinance No. 1949 – An ordinance to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. (2021 Detachment) **MISC-21-0019**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3rd Street, stepped forward to represent the applicant. He explained that the Zoning Map amendment is required any time City Limits change through annexation or detachment.

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

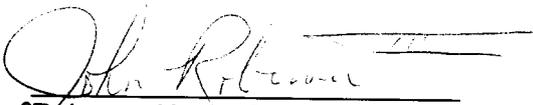
With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, to recommend approval of Ordinance No. 1949 – Zoning Map Amendment for 2021 Detachment (MISC-21-0019) because it is consistent with § 205-32 of the Zoning Regulations. Roll call: Six yeas, no nays. Motion carried.

OTHER BUSINESS

Mr. Masters asked for an update on the renovation of City Hall. Mr. Stursma obliged.

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 7:50 P.M.

CITY OF PAPILLION


on behalf of Rebecca Hoch, Chairwoman