

# MINUTE RECORD

## PAPILLION PLANNING COMMISSION MEETING NOVEMBER 16, 2022

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, November 16, 2022 at 7:00 PM. Vice Chair Howard Carson called the meeting to order. Senior Planner Michelle Romeo called the roll. Planning Commission members present were Heather Bernady, Howard Carson, Jim Hrabik, Ray Keller, Jr., John E. Robinson III, Leanne Sotak and Herb Thompson. Wayne Wilson, Judy Emswiler and Rebecca Hoch were absent. Planning Director Travis Gibbons, Deputy City Attorney Carla Heathershaw Risko and Public Works Director Mike Kleffner 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 November 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.

### Approval of Agenda

**Motion** was made by Mr. Hrabik, seconded by Mr. Robinson III, 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. Hrabik, seconded by Mr. Robinson III, to approve the September 28, 2022 minutes. Roll Call: Seven yeas, no nays, two abstentions from Ms. Emswiler and Mr. Wilson. 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 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SW corner of S 96<sup>th</sup> Street and Lincoln Road. The applicant is Granite Creek Development, LLC. (Granite Creek East) **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. An elementary school, public parks, and a small commercial area will also be provided in Granite Creek East. He noted that the developer is working with city staff on the City's acquisition on a proposed 18-acre park. Mr. Sullivan highlighted the planned trail system including the improvements to the underpass beneath HWY

370. He provided an overview of the street connections to the existing street system. He noted that the developer is working with NDOT to relocate the S 102<sup>nd</sup> Street entrance being moved 200' to the west. Mr. Sullivan described the debt ratio for the Granite Creek East project. He noted that an apartment lot for two-story buildings is included.

Vice Chair Carson called for discussion amongst the Commission.

Vice Chair Carson questioned whether there was an agreement with school district, and which phase the apartment complex will be built. Mr. Sullivan confirmed there is an agreement with the school that will be built concurrently with the development, and that the entire project is being built as one phase.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Robinson III, to recommend approval of the Granite Creek East Final Plat (FP-22-0006) 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: Seven yeas, no nays. Motion carried

**Final Plat** – A request for a Final Plat for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE ¼ of the SW ¼ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) – FP-22-0006

Vice Chair Carson called for the applicant for additional input.

Seeing no further input, Vice Chair Carson called for Commission Discussion

Mr. Hrabik suggested that the new property owner had time to fix the maintenance issues at the mobile home park prior to City Council. He recommended that the residents go to the City Council Meeting if the mobile home park is not being maintained.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Hrabik, to recommend approval of the Farmstead Acres Final Plat (FP-22-0008). Roll call: Six yeas, One nay. Motion passes.

## **PUBLIC HEARINGS**

**Special Use Permit** – A request for a Special Use Permit to allow Auto Services as a permitted use for the property legally described as Lot 2, Monarch Place Replat One, generally located at 1419 Papillion Drive. The applicant is VantEdge Auto T5 Real Estate LLC. (Take 5 Oil Change at Monarch Place) – **SUP-22-0007**

Vice Chair Carson opened the public hearing.

Douglas Dreessen, 10836 Old Mill Rd (Omaha), stepped forward to represent the applicant. He described the proposed use which consists of a three-stall quick oil change facility. He noted that the applicant will work with staff to address the comments in the Planning Commission Staff Report.