

**DRAFT MINUTES
PAPILLION PLANNING COMMISSION MEETING
NOVEMBER 17, 2021**

The Papillion Planning Commission met in open session at the Chrysalis Event Center in Papillion Landing on Wednesday, November 17, 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., John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Howard Carson, Judy Emswiler, and Jim Masters were absent. Planning Director Mark Stursma, Assistant Planning Director Travis Gibbons, Staff 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 November 5, 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. Hrabik, seconded by Mr. Thompson, 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. Robinson III, seconded by Mr. Hrabik, to approve the October 27, 2021 minutes. Roll Call: Seven yeas, no nays. Motion carried.

PUBLIC HEARINGS

Preliminary Plat – A Preliminary Plat for the property legally described as the NE ¼ of Section 3, T13N, R11E for the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 156th Street and Schram Road. The applicant is Hubbell Realty c/o Matt Weller. (Sarpy West Industrial)
PP-21-0005

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant and offered to answer any additional questions. He explained that the applicant proposes to develop the site as a six lot LI Limited Industrial complex that is similar to those being constructed in the general vicinity.

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. Keller asked whether the applicant was confident he could resolve the contingencies outlined in the Planning Commission Staff Report. Mr. Kellner answered in the affirmative.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, recommend approval of the Sarpy West Industrial Preliminary Plat (PP-21-0005) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with the Zoning Regulations, and compliant with the Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Seven yeas, no nays. Motion carried.

Change of Zone – A Change of Zone from AG Agricultural to LI Limited Industrial for the property legally described as the NE ¼ of Section 3, T13N, R11E for the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 156th Street and Schram Road. The applicant is Hubbell Realty c/o Matt Weller. (Sarpy West Industrial) **CZ-21-0007**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant and offered to answer any additional questions.

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. Wilson asked the applicant to expand on the jurisdictional change related to wastewater. Mr. Kellner explained that a portion of the development falls within the Urban Reserve Zone (URZ) per the Growth Management Plan for the Sarpy County sewer service area. He added that the Wastewater Agency has agreed to move the subject property into the Urban Development Zone (UDZ) so it can be served by sewer.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Keller, recommend approval of the Sarpy West Industrial Change of Zone (CZ-21-0007) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with the Zoning Regulations, and compliant with the Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Seven yeas, no nays. Motion carried.

Large Project Special Use Permit – A Large Project Special Use Permit for the property legally described as the NE ¼ of Section 3, T13N, R11E for the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 156th Street and Schram Road. The applicant is Hubbell Realty c/o Matt Weller. (Sarpy West Industrial) **SUP-21-0004**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant and offered to answer any additional questions.

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. Keller, seconded by Mr. Hrabik, recommend approval of the Sarpy West Industrial Large Project Special Use Permit (SUP-21-0004) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant

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

OTHER BUSINESS

Mr. Keller noted that his student, Aaron Dawson, was observing the meeting for a project.

Mr. Stursma offered a brief update of the renovations at City Hall.

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

CITY OF PAPILLION

Rebecca Hoch, Chairwoman