



SARPY COUNTY DEPARTMENT OF PLANNING

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REBECCA HORNER, DIRECTOR

PLANNING COMMISSION MEETING MINUTES

June 16, 2010

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Sarpy County Board of Commissioners
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046

To The Sarpy County Board of Commissioners:

The Sarpy County Planning Commission held a regular meeting on June 16, 2010, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Whitfield called the meeting to order at 7:00 p.m. with the following members present: Susan Bliss, Donald Fenster, John Thompson, Jerry Torczon, Wayne Labart, Gary Stuart, Dennis Vanek, Alan Wear and Doug Whitfield. Absent were: Courtney Dunbar and Pat Lichter. Also in attendance were the staff members: Rebecca Horner, Planning Director, Nicole O'Keefe, Deputy County Attorney and Cindy Gilbert, Recording Secretary.

Chairman Whitfield gave notice of the Open Meeting Law.

Chairman Whitfield asked for Commissioner reports.

Chairman Whitfield asked for a motion to approve the agenda.

- *Bliss moved, seconded by Torczon to approve the agenda as submitted. Ballot: **Ayes:** Bliss, Fenster, Vanek, Labart, Stuart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Dunbar and Lichter. **Motion carried.**(9-0)*

Chairman Whitfield asked for a motion to approve the **May 19, 2010** minutes.

- *Bliss moved, seconded by Stuart, to approve the minutes of the May 19, 2010 meeting as submitted. Ballot: **Ayes:** Bliss, Fenster, Vanek, Labart, Torczon, Thompson and Whitfield. **Nays:** None. **Abstain:** Stuart and Wear. **Absent:** Dunbar and Lichter. **Motion carried.**(7-0-2)*

- I. **CONSENT AGENDA ITEMS:** *Note: All consent items are automatically approved when the consent agenda is approved unless removed by a board member. Removed items will be placed under Regular Agenda Items for action by the Planning Commission.*

None.

II. REGULAR AGENDA ITEMS:

A. Public Hearing & Recommendation: Change of Zone, Preliminary and Final Plat

Hearthstone Homes, 810 N. 96th Street, requests a Change of Zone from RG-35 PTD (General Residential and Planned Townhouse Development overlay) to RD-50 PD (General Residential and Planned Development overlay), and a preliminary and final plat to be known as Meridian Park Replat Three, being a replat of Lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

Introduction:

Ms. Horner stated the request, made by Hearth Stone Homes, was to re-plat an area around 165th Avenue & Giles Road. They wish to change the zone from RG-35 to RD-50 and get a preliminary and final plat to build 54 single family homes. It is an area approximately 10 acres in size. The Comprehensive Development Plan shows this area as "Urban Residential". The single family homes will be less dense than the multi-family originally planned in this area. The "PD" overlay will not be necessary as the zoning has changed to allow 50' wide lots in an RD-50 Zoning District. Lot sizes will range from 5,700 to 14,000 square feet. This is similar in size to the lots around the area. This is in conformance to the Comprehensive Development Plan. A subdivision agreement will need to be finalized before the items are scheduled to the County Board. The requested changes are also in conformance with the Zoning Regulations and the Subdivision Regulations.

Applicant Presentation:

Jeff Elliott, E & A Consulting, re-iterated much of what Ms. Horner said, adding that erosion control measures are in place, but will be amended if necessary to accommodate the new homes. He indicated Hearth Stone Homes is committed to making sure their developments are in conformance with all Storm Water Regulations.

Discussion:

Commissioner Whitfield asked about the "PD" zoning.

Mr. Elliott stated the zoning ordinances had been changed since the original application request. The RD-50 Zoning District now allows for a 50' wide minimum lot width.

Commissioner Bliss asked if Hearth Stone Homes would be able to meet all the minor subdivision regulation changes.

Mr. Elliott stated the changes will be brought into conformance with ease.

Commissioner Thompson questioned if they would be able to handle the stormwater.

Mr. Elliott explained which direction the water flows from this new area and stated the erosion control measures put in place with the original plat for the area. There were basins installed during construction of the original development and will be maintained and added to, if necessary.

Commissioner Vanek stated he drove out there to see the area and noticed the sediment not being maintained.

Mr. Elliott noted that with the amount of rain that had fallen recently, there was some silt fencing that needed some repair, but, he's sure it was done very soon after the rains slowed down or quit. He also stated Hearth Stone Homes has done a good job in maintaining the streets and silt fencing.

Ms. Horner noted the County would follow up on the maintenance of the silt fencing.

Public Hearing opened at 7:19 P.M.

None came forward.

Public Hearing closed at 7:20 P.M.

- *Bliss moved, seconded by Labart to approve the Change of Zone from RG-35 to RD-50 as it meets the Comp Plan and Zoning Regulations. Ballot: **Ayes:** Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** Torczon. **Absent:** Dunbar and Stuart. **Motion carried.**(8-0-1)*
- *Bliss moved, seconded by Labart to approve the Preliminary Plat for the subdivision to be known as Meridian Park Replat Three as it meets the Comp Plan, Zoning Regulations and Subdivision Regulations. Ballot: **Ayes:** Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson, Torczon and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Dunbar and Stuart. **Motion carried.**(9-0)*
- *Bliss moved, seconded by Labart to approve the Final Plat for the subdivision to be known as Meridian Park Replat Three as it meets the Comp Plan, Zoning Regulations and Subdivision Regulations. Ballot: **Ayes:** Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson, Torczon and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Dunbar and Stuart. **Motion carried.**(9-0)*

After noticing Torczon had voted to abstain on the Change of Zone, he indicated he accidentally hit the wrong button. Chairman Whitfield called for a re-vote.

- *Bliss moved, seconded by Thompson to re-vote on the Change of Zone as an error was committed during the voting proceses. Ballot: **Ayes:** Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** none. **Absent:** Dunbar and Stuart. **Motion carried.**(9-0)*
- *Bliss moved, seconded by Vanek to approve the Change of Zone from RG-35 to RD-50 as it meets the Comp Plan and Zoning Regulations. Ballot: **Ayes:** Bliss, Fenster, Stuart, Vanek, Labart, Wear, Torczon, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Dunbar and Stuart. **Motion carried.** (9-0)*

III. **CORRESPONDENCE:** The following items were briefly discussed to provide updates to the Planning Commissioners.

IV. **ADJOURNMENT:** Being no further discussion, Whitfield *moved, seconded by Wear to adjourn the meeting.* Motion carried by a unanimous oral vote. Chairman Whitfield declared the meeting adjourned at 7:26p.m.

Respectfully Submitted,

Doug Whitfield, Chairman
Cindy Gilbert, Recording Secretary