

**SARPY COUNTY**  
**Department of Planning & Building**

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Ken Tex, Planning & Zoning Coordinator

**August 20, 2003**

**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 its regular monthly meeting Wednesday, August 20, 2003 in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wear called the meeting to order at 7:30 p.m. with the following members present: Christina Boyer, David Fanslau, Brenda Kunz, Wayne LaBart, Marcia Matthies, Don Meyer, Tom Wees, Alan Wear and Doug Whitfield. Absent were Don Fenster and Tom Hurley. Mike Smith, Deputy County Attorney was present. Also present were Ken Tex, Planning & Building Coordinator and Cindy Gilbert, Recording Secretary.

Chairman Wear asked for commissioner reports. There were none.

< *Chairman Wear asked for a motion to approve the agenda as submitted. Meyer moved, seconded by Matthies to approve the agenda as submitted. Ballot: Ayes - Boyer, Fanslau, Kunz, LaBart, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - none. Absent - Fenster and Hurley. Motion carried.*

< *Chairman Wear asked for a motion to approve the minutes of the July 16, 2003 meeting. Wees moved, seconded by Boyer to approve the minutes of the previous meeting as submitted. Ballot: Ayes - Boyer, Kunz, LaBart, Matthies, Meyer, and Wees. Nays - none. Abstain - Fanslau and Whitfield. Absent - Fenster and Hurley. Motion carried.*

**I. CONSENT AGENDA ITEMS:**

None.

**II. REGULAR AGENDA ITEMS:**

- 1. Al Haney (Agent for Williams Scotsman, Inc.), 17409 Storage Road, Omaha, requests approval of a Special Use Trailer Permit to park a mobile home for the purpose of selling and maintaining mobile offices and portable classrooms on the following described property, to wit: Lot 15, Lite Limited Condo Park, located in Sec 16, Twp 14N, Rng 11E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (174<sup>th</sup> & Storage Road)**

Al Haney stated that this trailer had been sitting on this lot under a Special Use Permit for approximately two years. That permit will expire soon and would like to continue this permit for an additional two years. He said that the company, Williams Scotsman, Inc., is unable to afford to put a permanent building in at this time.

\*Public Hearing Closed at 7:39 p.m.\*

When asked what it needed to be a permanent structure, Ken Tex replied that it would have to be a minimum of 18' wide and be placed on a permanent foundation.

After some minor discussion about temporary and permanent buildings/foundations,

< *Fanslau moved, seconded by Whitfield to recommend denial of the Special Use Trailer Permit as it does not meet the zoning regulations. Ballot: Ayes - Boyer, Fanslau, Kunz, LaBart, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - none. Absent - Fenster and Hurley. Motion carried.*

- 2. Jim Alvarez, 3605 S. 161<sup>st</sup> Street, Omaha, requests approval of a Change of Zone from AG to AGD on the following described property, to wit: Being a platting of the NW1/4 of the NW1/4 of the SW1/4, located in Sec 23, Twp 14N, Rng 10E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (225<sup>th</sup> & Centennial Road)**

Jim Alvarez stated that he would like to split off this 10 acre piece of land from the rest of his 50 acres in order to sell it.

Ken Tex noted that this plat showed a 66' ingress/egress easement and that he meets the comp plans requirement of a minimum of 5 acres.

\*Public Hearing Closed at 7:50 p.m.\*

< *LaBart moved, seconded by Wees to recommend approval of a Change of Zone from AG to AGD as it meets the comprehensive plan. Ballot: Ayes - Boyer, Fanslau, Kunz, LaBart, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - none. Absent - Fenster and Hurley. Motion carried.*

- 3. Jim Alvarez, 3605 S. 161<sup>st</sup> Street, Omaha, requests approval of a Preliminary/Final Plat for a subdivision to be known as Alta Vista Acres on the following described property, to wit: Being a platting of the NW1/4 of the NW1/4 of the SW1/4, located in Sec 23, Twp 14N, Rng 10E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (225<sup>th</sup> & Centennial Road)**

\*Public Hearing Closed at 7:51 p.m.\*

< *LaBart moved, seconded by Wees to recommend approval of a Preliminary/Final Plat for a subdivision to be known as Alta Vista Acres as it meets the zoning and subdivision regulations. Ballot: Ayes - Boyer, Fanslau, Kunz, LaBart, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - none. Absent - Fenster and Hurley. Motion carried.*

- 4. Gerard Wemhoff, 15010 S. 63<sup>rd</sup> Street, Papillion, requests approval of a Final Plat for a subdivision to be known as North Slope Acres on the following described property, to wit: Being a platting of part of the NE1/4 of the SE1/4 and the SE1/4 of the NE1/4 of Sec 24, Twp 13N, Rng 12E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (63<sup>rd</sup> Street, approximately 1 mile south of Platteview Road)**

Gerard Wemhoff said he was asking for approval of this plat to have this three lot subdivision.

Ken Tex noted that it conforms to the Preliminary Plat and has met all the requirements. He added that Tom Lynam has met with Mr. Wemhoff and said that two of the lots would share access off 63<sup>rd</sup> Street and the other lot would have its own access.

\*Public Hearing Closed at 7:55 p.m.\*

< *Wees moved, seconded by Kunz to recommend approval of the Final Plat for North Slope Acres as it meets the subdivision regulations. Ballot: Ayes - Boyer, Fanslau, Kunz, LaBart, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - none. Absent - Fenster and Hurley. Motion carried.*

- 5. Chris Lake Homeowners Association and Ja-Mar, Inc., 2819 Crystal Drive, Bellevue, requests approval of a Final Plat for a subdivision to be known as Chris Lake Replat II on the following described property, to wit: Being a replat of part of Tax Lot "C" and part of Tax Lot "H", located in Sec 28, Twp 13N, Rng 13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (Hanson's Lake)**

Doug Hill explained that they are platting 30 outlots to sell to homeowners for the purpose of building garages. There will also be one lot that will be suitable for building a dwelling. Most of the outlots are already under contract to adjacent homeowners pending the outcome of this application.

The question was asked about using these outlots for mini-storage buildings.

Doug Hill explained that covenants would not allow for commercial buildings nor would the zoning ordinances for the County.

\*Public Hearing Closed at 8:03 p.m.\*

< *Whitfield moved, seconded by Meyer to recommend approval of the Final Plat for Chris Lake Replat 2 as it meets the zoning regulations. Ballot: Ayes - Boyer, Fanslau, Kunz, Matthies, Meyer, Wees and Whitfield. Nays - none. Abstain - LaBart. Absent - Fenster and Hurley. Motion carried.*

### **III. CORRESPONDENCE:**

Art Beccard, Thompson, Dreessen and Dorner, Inc., stated he was representing East Homes, Inc., in an effort to gain an idea of whether or not the Planning Commission would look at an area at 87<sup>th</sup> & Platteview Road for 43 one and one-half acre lots.

Tom Wees indicated he had been contacted by Thompson, Dreessen and Dorner, Inc. prior to the meeting and told them he could not discuss this over the phone.

Mr. Beccard continued by adding that there are several other subdivisions in the general area including Hawaiian Village and Hidden Valley Ranches. With the anticipation of Platteview being reconstructed, they thought this was a good area to have homes on smaller lots with a community water and sewer system.

Ken Tex explained that this area, according to the Future Land Use Map, is currently a 5-acre minimum. He said that with a community water and sewer system, the comp plan would allow for smaller acreages, but asked the Planning Commission just how small they would be willing to go under the 5-acre minimum.

Corky East felt this area is a good area to have this size lot.

Doug Dreessen is interested in the input from the Planning Commission on whether or not this is possible.

Tamra Madsen was asked if she felt this was spot zoning. She indicated that, according to the definition of spot zoning, she believes that it is.

Tamra Madsen told the Planning Commission that the County Board had followed their recommendation on last months agenda items.

Tamra Madsen passed out correspondence concerning the Highway 370 Corridor. Included in the discussion were comments about the County's Future Land Use Map, Industrial Sewer, lack of industrial space available in the corridor plan and landscaping ordinances.

Ken Tex also handed out a draft copy of Papillion's Corridor plan. Discussion continued concerning the Corridor. It will be further discussed at the next regular meeting after the Planning Commission has had a chance to review the handouts given to them.

**IV. ADJOURNMENT:**

< Being no further discussion, *Meyer moved, seconded by Wees, to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 9:45 p.m.*

Respectfully Submitted,

Sarpy County Planning Commission  
Alan Wear, Chairman  
Cindy Gilbert, Recording Secretary