

SARPY COUNTY
Department of Planning & Building

Sarpy County Courthouse Annex
1261 Golden Gate Drive, Suite 2E
Papillion, Nebraska 68046
Phone (402) 593-2156 - Fax (402) 593-4335
Ken Tex, Planning & Zoning Coordinator

November 19, 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, November 19, 2003 in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wear called the meeting to order at 7:07 p.m. with the following members present: David Fanslau, Don Fenster, Tom Hurley, Wayne LaBart, Marcia Matthies, Don Meyer, Alan Wear and Doug Whitfield. Absent were: Christina Boyer, Brenda Kunz and Tom Wees. Tamra Madsen, Deputy County Attorney was present. Also present were Ken Tex, Planning & Building Coordinator and Cindy Gilbert, Recording Secretary.

Chairman Wear asked for commissioner reports. Cindy Gilbert, Recording Secretary, read a letter from Chris Boyer, announcing her resignation from the Planning Commission, effective December 17, 2003, as she will be moving out of Sarpy County.

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

< *Chairman Wear asked for a motion to approve the minutes of the October 15, 2003 meeting. Cindy Gilbert stated that the minutes needed to reflect the end of the meeting being P.M., not a.m. Matthies moved, seconded by Meyer to approve the minutes with the noted change as corrected. Ballot: Ayes - Fenster, LaBart, Matthies, Meyer and Whitfield. Nays - none. Abstain - Fanslau and Hurley. Absent - Boyer, Kunz and Wees. Motion carried.*

I. CONSENT AGENDA ITEMS:

None.

II. REGULAR AGENDA ITEMS:

- 1. Patrick and Nancy Moore (for Rosemary Laschansky) request approval of a Final Plat for a subdivision to be known as Moore's 2nd Addition on the following described property, to wit: Being a platting of the SW1/4 of the NE1/4 of Sec 6, Twp 13N, Rng 12E of the 6th P.M., Sarpy County, Nebraska. (124th & Capehart)**

Pat Moore asked for approval of his Final Plat for Moore's 2nd Addition. He stated it was for eight 5-acre lots

extending north on 124th Avenue. He indicated that 13 of the 14 current residents in the area do not seem to have any opposition with extending the road 1/4 mile north.

Ken Tex stated it conformed with the Preliminary Plat.

< *Meyer moved, seconded by Fanslau to recommend approval of the Final Plat for Moore's 2nd Addition as it meets Subdivision Regulations. Ballot: Ayes - Fanslau, Fenster, Hurley, LaBart, Matthies, Meyer and Whitfield. Nays - none. Abstain - none. Absent - Boyer, Kunz and Wees. Motion carried.*

2. Proposed amendments to the Sarpy County Comprehensive Plan specifically to the Future Land Use Map. (Continued from October 15, 2003 meeting)

Ken Tex stated, that, at the Board of Commissioners meeting on Tuesday afternoon, Commissioner Boyd asked how long it had been since the Comprehensive Development Plan had been updated. Ken responded by saying that it had never been fully updated. Commissioner Boyd suggested we hire a consultant to assist with that project. Given that information, Ken asked the Planning Commission if they would rather wait to amend the land use map until after a consultant has given his recommendations.

Don Fenster suggested that the Staff put together an updated plan.

Ken Tex responded by stating that the Staff was very busy and wouldn't have the time.

After some discussion, the general consensus from the Planning Commission was to continue to look at the applications on a case-by-case basis until a consultant can be brought in to update the comp plan. They also agreed to listen to the comments by any audience member who chose to speak.

Tim Schram began by thanking the Planning Commission for their work on the Corridor Study and for all the other work they do. He named some of the larger projects that had taken place in the last ten years including the widening of Highway 370 and the sewer line to Gretna. He also mentioned some major projects such as Highway 50 being widened to a four-lane from around Sapp Brother's south to the river and a possible I-80 interchange around Ruff Road. He agrees we need to look at the entire County's Comprehensive Plan.

Ken Harpenau thinks the minimum acreage from Highway 50, west, on Highway 31 should be reduced to smaller acreages because it will produce more tax revenue and it is not suitable for farming.

Larry Timm also agrees that reducing the minimum acreage is needed. He said the larger parcels are being fragmented into 20 acre pieces that become harder for a developer to subdivide for housing.

Jack Koke indicated the need to reduce minimum sizes because of the ground wasted. The larger parcels can't utilize public water and sewer when it becomes available.

Bob Dreessen stated he has lived and worked in Sarpy County for over 30 years and would like to see the Planning Commission find a consultant who understands the financing in this area and knows the area well enough to understand the growth patterns, etc. Sarpy County will be urban in the future and needs to be planned for accordingly. He would like consideration given to smaller lots that access paved roads and will provide community water and sewer.

Alan Wear asked Mr. Dreessen what his thoughts were on cluster subdivisions.

Mr. Dreessen responded by saying that, although, it is good for certain areas, you still lock in fewer homes on the same amount of land.

Guy McReynolds asked if he would be able to retain a 5-acre homestead in a 10 and 20 acre minimum area.

Ken Tex explained that it used to be done for families several years ago, but it stopped around 1996 because it was being abused.

Public Hearing Closed at 8:03 p.m.

< *Meyer moved, seconded by Fanslau to recommend to the County Board that the Planning Commission be allowed to interview consulting firms to update the Comprehensive Development Plan and to leave the plan as is until it is updated. Ballot: Ayes - Fanslau, Fenster, Hurley, LaBart, Matthies, Meyer and Whitfield. Nays - none. Abstain - none. Absent - Boyer, Kunz and Wees. Motion carried.*

Doug Whitfield asked about the sewer study for the drainage basin.

Mark Wayne responded by noting that he and the cities in Sarpy County had met with Senator Hartnett. An interlocal agreement with the cities is being drawn up so a study can begin. He also mentioned that MAPA has agreed to study Platteview Road.

III. CORRESPONDENCE:

Guy McReynolds asked specifically about his family's property located at 192nd Street and Pflug Road. He stated they own 160 acres on one side of the road and approximately 80 acres on the other. They want to subdivide a 5-acre piece on each of these parcels for a homestead and sell the rest. Larry Timm joined the conversation stating the 5-acre piece is a 'pivot corner' and the rest would be farmed.

Tamra Madsen told the Planning Commission that the vacation of Jasper Street had been approved pending information from Ready Mixed Concrete on the agreement they had made with their residential neighbors in reducing noise and stockpiles from their business. It appeared that Ready Mixed Concrete had taken care of the things they could and still have plans to continue improving relations with neighbors once the street is vacated and they can build a wall and plant trees, etc.

Tamra also noted that Tom Wees had attended the County Board of Commissioners meeting the day before and was received warmly by the Board who was appreciative of the work the Planning Commission does for the County. He indicated he felt good about the meeting and that it was a pleasant experience.

Tamra mentioned the County Board was sending the proposed Comp Plan back to the Planning Commission for further review of the area closest to Papillion's zoning jurisdiction.

Mark Wayne said Aldona Doyle had suggested a more comfortable meeting place, noting that the Board room didn't seem to be large enough to accommodate everyone. She had also suggested that dinner could be served to the Planning Commission prior to their meetings if they were interested.

An informal gathering was suggested and decided to wait until after the holidays so more people would be able to attend.

IV. ADJOURNMENT:

< *Being no further discussion, Matthies moved, seconded by LaBart to adjourn the meeting. By a*

unanimous oral vote, Chairman Wear declared the meeting adjourned at 8:59 p.m.

Respectfully Submitted,

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