

SARPY COUNTY
Department of Planning & Building

Sarpy County Courthouse Annex
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Ken Tex, Planning & Zoning Coordinator

June 16, 2004

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 on Wednesday, June 16, 2004 in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wear called the meeting to order at 7:03 p.m. with the following members present: David Fanslau, Brenda Kunz, Don Fenster, Tom Hurley, Wayne LaBart, Marcia Matthies, Don Meyer, Tom Wees and Alan Wear. Absent was Doug Whitfield. 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. There were none.

Tamra Madsen, Ken Tex and Cindy Gilbert were introduced as Deputy County Attorney, Planning & Building Coordinator and Planning Secretary, respectively.

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

< *Chairman Wear asked for a motion to approve the minutes of the May 19, 2004 meeting. Fenster moved, seconded by LaBart to approve the minutes as submitted. Ballot: Ayes - Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*

I. CONSENT AGENDA ITEMS:

None.

II. REGULAR AGENDA ITEMS:

- 1. Pat and Lindy Richards, P. O. Box 508, Springfield, requests approval of a Special Use Trailer Permit to park a single wide mobile home for recreational use only on the following described property, to wit: Part of Government Lot 4, located in Sec. 25, Twp 13N., Rng 12E of the 6th P.M., Sarpy County, Nebraska. (75th Street, at the Platte River)**

Ken Tex explained that this is a trailer that has been sitting in this location for several years. It is simply a change of ownership. He stated these permits are generally granted for a period of three years, renewable

upon publication.

Public Hearing Closed at 7:06 p.m.

- < *LaBart moved, seconded by Fenster to recommend approval of a Special Use Trailer Permit to park a single wide mobile home for recreational use only for a period of three years, renewable by publication, as it meets the zoning regulations. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*
2. **Joe Olivo, 9701 Mitchell Road, Papillion, requests approval of a Special Use Trailer Permit to park a single wide mobile home for recreational use only on the following described property, to wit: Lot 18, Lake Olivo, located in Sec 28, Twp 13N, Rng 12E of the 6th P.M., Sarpy County, Nebraska. (99th Street, south of Mitchell Road)**

Ken Tex stated this trailer was purchased by Joe Olivo, who also owns the land it sits on. He will lease the trailer out for the season. This trailer has also been sitting there for a period of time and Mr. Olivo has taken ownership of it.

Public Hearing Closed at 7:09 p.m.

- < *Hurley moved, seconded by Fanslau to recommend approval of a Special Use Trailer Permit to park a single wide mobile home for recreational use only for a period of three years, renewable by publication, as it meets the zoning regulations. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*
3. **Tiburon Limited Partnership, 11850 Nicholas Street, Omaha, requests approval of a Final Plat for a subdivision to be known as Fairway Pointe 3 on the following described property, to wit: Being a replat of part of Lot 400A1B1, Tiburon located in the SW1/4 Sec 21, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (172nd Circle, south of Cornhusker Road)**

Ken Tex stated that there had been some minor changes to this plat from the Preliminary. After discussion with the Home Owners Association for that area, it was decided to change the cul-de-sac to a roundabout. They will relocate the trees they have to take down and put them inside the roundabout. This will be a dedicated street. They also squared up the lots. A sidewalk will be constructed from the south end of the street to the swimming pool area. He noted that Mr. Gene Gollehon was present to answer any questions the Planning Commission might have. Ken also noted this seemed to be a better layout of the lots.

Public Hearing Closed at 7:12 p.m.

- < *LaBart moved, seconded by Kunz to recommend approval of a Final Plat for a subdivision to be known as Fairway Pointe 3 as it meets the comp plan and subdivision regulations. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*
4. **156 Street, LLC, 619 N. 90th Street, Omaha, requests approval of a Change of Zone from RS-72 to RD-50PTD on the following described property, to wit: Being a re-plat of Lots 18 thru 36, inclusive, Giles Ridge, a subdivision located in the SW1/4 of Sec 14, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (NE corner of 156th & Giles Road)**

Jeff Elliott, E & A Consulting Group, Inc., representing the Giles Ridge subdivision, stated the owners have seen a need for town homes in this area. Mr. Elliott said they will need to change the zone from RS-72 to RD-50PTD. There are currently 18 single family lots in that location now. They will have the same number of lots, but will make 36 town homes instead. There will be an association that will care for them. The homes will be approximately 1,400 square feet on the main level with a 2-car garage. Each unit will average \$150,000 to \$160,000.

Ken Tex added that since they are not changing the size of the lots, the sewer stubs and power will not have to be moved.

Public Hearing Closed at 7:20 p.m.

< *Wees moved, seconded by Fanslau to recommend approval of a Change of Zone from RS-72 to RD-50PTD as it meets the comp plan. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*

5. 156 Street, LLC, 619 N. 90th Street, Omaha, requests approval of a Preliminary/Final Plat for a subdivision to be known as Giles Ridge Replat One on the following described property, to wit: Being a re-plat of Lots 18 thru 36, inclusive, Giles Ridge, a subdivision located in the SW1/4 of Sec 14, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (NE corner of 156th & Giles Road)

< *Wees moved, seconded by Matthies to recommend approval of a Preliminary/Final Plat for a subdivision to be known as Giles Ridge Replat One as it meets the comp plan and subdivision regulations. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*

6. The City Of Omaha, 1819 Farnam, Omaha, requests approval of a Special Use Permit to operate and expand current yardwaste composting facility, expansion to use as fill soil from EPA/City of Omaha lead cleanup project on the following described property, to wit: A tract of land in Sec. 19, Twp 13N, Rng 14E of the 6th P.M., Sarpy County, Nebraska. (Papillion Creek WWTP, 15705 Harlan Lewis Road, Bellevue)

Ken Tex stated that the Planning Department received a letter from the City of Omaha asking to table this item until the next regular meeting. They indicated they had not received the information from the EPA they were expecting.

< *Meyer moved, seconded by Hurley to recommend this application be tabled, at the applicants request, until the next regular meeting. Ballot: Ayes- Fanslau, Fenster, Hurley, Kunz, LaBart, Matthies, Meyer and Wees. Nays - none. Abstain - none. Absent - Doug Whitfield. Motion carried.*

7. Report from sub-committee regarding bid specifications for the County Comprehensive Development Plan revisions and a recommendation to the County Board.

Alan Wear asked the sub-committee to talk about the meeting that was held with the vendors. Alan reviewed the letter the sub-committee put together noting the areas they felt were most important in revising the comprehensive development plan. He noted the revised bids were considerably less than they

originally were, but felt they were still high.

Tom Wees felt the sizes of acreages caused the most turmoil. He also noted that he would prefer not to spend the money at all and have the Staff put together a plan to take care of any revisions.

Don Meyer feels the phases of this project will take too long and would rather see the Staff take care of it.

Dave Fanslau felt that the money isn't that much and we should use professional consultants to assist in Sarpy County's future growth.

Other concerns were putting development on hold until a map is in place and the cost is too high and the time frame is too long.

Ken Tex added that the money the Planning Department takes in over the departments budget should be used to benefit the developers and builders.

< *Fenster moved, seconded by Fanslau to recommend the County Board select the consultant of their choice to include the memo from the Planning Committee sub-committee. Ballot: Ayes - Fanslau, Fenster, Hurley, Kunz, LaBart. Nays - Matthies, Meyer and Wees. Abstain - none. Absent - Doug Whitfield. Motion carried.*

III. CORRESPONDENCE:

Tamra Madsen stated the County Board had agreed with the Planning Commissions recommendations. She also indicated the Supreme Court had ruled the County did have standing to contest the annexation done by the City of Gretna and it will now come back to the District Court in a couple of months.

IV. ADJOURNMENT:

< *Being no further discussion, Meyer moved, seconded by Matthies to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 8:16 p.m.*

Respectfully Submitted,

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

