

**SARPY COUNTY**  
**Department of Planning & Building**  
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Ken Tex, Planning & Zoning Coordinator

**January 19, 2005**

**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 January 19, 2005 in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wear called the meeting to order at 7:00 p.m. with the following members present: Mechele Burry, David Fanslau, Don Fenster, Tom Hurley, Brenda Kunz, Wayne Labart, Courtney Dunbar, Tom Wees, Doug Whitfield and Alan Wear. Absent was Don Meyer. 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. Mechele Burry and Courtney Dunbar were introduced and welcomed as the newest members of the Planning Commission.

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

Ken Tex asked for nominations for Officers for the 2005 year.

< *Don Fenster moved, seconded by Wayne Labart to retain the same officers for the coming year. By a unanimous written ballot, the vote was counted to retain the same officers for the year 2005. (Alan Wear, Chairman and Tom Wees, Vice-Chairman)*

Ken Tex then asked for volunteers to serve on the Urbanizing Planning Commission. He noted this planning commission only meets when a plat application for a residential subdivision comes to the County and needs to hook onto the Sarpy County Industrial Sewer. This commission consists of three members of the County Planning Commission and three members of a Cities Planning Commission and is based on which city has that future area of growth.

< *Wees moved, seconded by Labart to recommend Mechele Burry, Courtney Dunbar and David Fanslau as members of the Urbanizing Planning Commission for a three year term ending December 31, 2007. Ballot: Ayes - Burry, Dunbar, Fanslau, Fenster, Hurley, Kunz, Labart, Wees and Whitfield. Nays - none. Abstain - none. Absent - Meyer. Motion carried.*

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

< *Chairman Wear asked for a motion to hold the minutes of the December 1, 2004 meeting until the February meeting as they were not distributed with the packet. Wees moved, seconded by Hurley to hold the minutes until the February meeting. Ballot: Ayes - Burry, Dunbar, Fanslau, Fenster, Hurley, Kunz, Labart, Wees and Whitfield. Nays - none. Abstain - none. Absent - Meyer. Motion carried.*

Tamra Madsen explained to the Planning Commissioners that these minutes would not be able to carry a motion if the members who were not in attendance chose to abstain. She said it wasn't necessary to abstain because they would be voting on the concept of the written minutes.

**I. CONSENT AGENDA ITEMS:**

None.

**II. REGULAR AGENDA ITEMS:**

- 1. William and Sandy Baker, 4653 Woolworth Ave., Omaha, 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 50W, Carl Schmid Park, located in Sec 28, Twp 13N, Rng 12 E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (99<sup>th</sup> Street, south of Mitchell Road)**

The Bakers' were not in attendance, Ken Tex explained that this was an existing trailer and the Bakers' were the new owners. Typically, these are approved for a period of three years, renewable upon publication.

**\*\*Public Hearing Closed at 7:12 p.m.\*\***

< *Labart moved, seconded by Hurley to recommend approval of the Special Use Trailer Permit for a period of three years, renewable upon publication. Ballot: Ayes - Burry, Dunbar, Fanslau, Fenster, Hurley, Kunz, Labart, Wees and Whitfield. Nays - none. Abstain - none. Absent - Meyer. Motion carried.*

- 2. Tiburon Limited Partnership, 10403 LaQuinta Circle, Omaha, requests approval of a Preliminary Plat for a subdivision to be known as Tiburon Village on the following described property, to wit: Being a re-platting of Lot 401, Tiburon, Lot 400A2A and Lot 1, Tiburon Replat 2, located in the NE1/4 of Sec 28, Twp 14N, Rng 11E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. (SW corner of 168<sup>th</sup> & Cornhusker Road)**

Ken Tex noted the plat the commissioners had been given with their packets was not the same preliminary they would be seeing tonight. The access from Cornhusker Road had been moved away from the intersection of 168<sup>th</sup> Street and Cornhusker Road. The zoning for this commercial area is BG (General Business).

Gene Gollehon, engineer for Tiburon Village, stated this was a preliminary plat for a commercial area that was zoned BG (General Business) years ago when Tiburon was platted. He indicated he had met again with Tom Lynam, County Highway Department, and had re-configured the access so it was farther away from the intersection. The developer has agreed to participate in road improvements at the intersection of 168<sup>th</sup> Street and Cornhusker Road. Mr. Gollehon also noted that there would be an entrance off 168<sup>th</sup> Street. An artists rendering was handed to the planning commissioners to show the layout of the nine to ten proposed shops.

Ken Tex noted he had spoken to Tom Lynam. The Surveyor's Office does not have any numbers put together regarding the total cost of improvement. He indicated, from now on, plats that come in for final approval will be required to include interlocal agreements for cost sharing and subdivision agreements.

Mr. Gollehon answered the question about grading by stating the water from this property runs from the center of the property both ways. Ditches run along the west side of 168<sup>th</sup> Street with culverts under 168<sup>th</sup> Street and the golf course entrance.

**\*\*Public Hearing Closed at 7:27 p.m.\*\***

< *Whitfield moved, seconded by Wees to recommend approval of the Preliminary Plat for a subdivision to be known as Tiburon Village as it meets the zoning regulations and comprehensive plan. Ballot: Ayes - Burry, Dunbar, Fanslau, Fenster, Hurley, Kunz, Labart, Wees and Whitfield. Nays - none. Abstain - none. Absent - Meyer. Motion carried.*

### **III. CORRESPONDENCE:**

Marty Shukert and Amy Haase, RDG Planning and Design, gave a presentation on the Preliminary concept for the County's Future Land Use Map. It highlighted the projected population of the County in the year 2050 and laid out the areas of residential land use based on water and sewer capability.

Ken also noted the County Board was in the process of making plans to have a recognition dinner for the Planning Commission. A tentative date has been scheduled for February 10. Invitations will be mailed at a later date.

### **IV. ADJOURNMENT:**

< Being no further discussion, *Wees moved, seconded by Fanslau to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 8:37 p.m.*

Respectfully Submitted,

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