

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

**September 14, 2005**

**Sarpy County Board of Commissioners**

**Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, Nebraska 68046**

**DRAFT**

To The Sarpy County Board of Commissioners:

The Sarpy County Planning Commission held a special monthly meeting on September 14, 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: Michele Burry, Courtney Dunbar, Don Fenster, Scott Irwin, Wayne Labart, Alan Wear,. Absent were, Dave Fanslau, Don Meyer and Tom Wees. Mike Smith, Deputy County Attorney, was present. Also present were Ken Tex, Planning & Building Coordinator and Cindy Gilbert, Recording Secretary.

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

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

Chairman Wear asked for commissioner reports.

**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:**

**1. Update the Sarpy County Comprehensive Development Plan.**

Marty Shukert, RDG Planning & Design, presented the draft copy of the proposed comp plan by highlighting the areas of the most concern. He identified the specific principles and basic foundation the comp plan is designed by. He noted existing projects, such as the I-80 interchange at Pflug Road and the Missouri River bridge. He also explained that the comp plan was designed in conjunction with the water and sewer study being conducted by HDR.

Questions asked by the Planning Commissioners included;

- How to determine whether water is plentiful or not?
- \*\* Suggestions were to let the State Legislature regulate that or to hire an engineer that will guarantee no harm to neighbors.
- Does County's growth affect the proposed plan?
- \*\* Not necessarily.

- How do you determine environmental constraints on wooded districts
- \*\* First determine environmental constraints based on a number of factors including wooded areas, soils, septic suitability, steep slopes & wetlands.
- Is RDG contracted to do the comp plan and zoning ordinances?
- \*\* RDG is contracted to do the comp plan and will be making recommendations only for the zoning ordinances.
- Can we be more clear on minimum and maximum acreage sizes allowable?
- \*\* RDG will try to be more specific.

\*\*Public Hearing\*\*

Concerned residents who raised questions and concerns were:

Dan Hobbs  
 John Knapp  
 Bob Twiss  
 Connie Anderson  
 Tim Schram  
 Wayne Fedde  
 Bernard Citta  
 Ron Patterson

Subjects that were touched on were:

- Why such a large population projection?
- Water rights - protecting land owners water from being used up by someone else
- Public transportation plans - are there any?
- Package treatment plants - hard to regulate
- Too much flexibility in plan - not rigid enough
- Percentage of County NOT in plan - doesn't include any of the cities areas
- Interrelationship between surface and groundwater rights
- Native prairie being converted to agricultural purposes - need to maintain native prairie
- Conservation development in the southern tiers of county - good way to preserve wildlife
- Wildlife preservation (Need input from State Game and Park)
- Preserving agricultural land for wildlife
- Water run-off
- Lack of current services such as rural water - other counties have rural water associations
- County parks - another way to preserve wildlife

\*\*Public Hearing Closed at 9:40 p.m.\*\*

After some discussion, it was agreed to recommend the following items be incorporated into the comp plan:

- 1) Add language on minimum and maximum lot sizes allowed within the plan.
  - 2) Provide specific guidance on land use decisions.
  - 3) Language on certifying availability of water and impact on others property.
  - 4) Performance standards on storm water management on developments.
- *Wear moved, seconded by Dunbar to recommend to RDG Planning & Design (Marty Shukert) to modify the comp plan with some of the issues discussed and return it to the Planning Commission for the October 19 meeting. Ballot: Ayes - Fenster, Irwin, Labart, Burry, Dunbar and Wear. Nays - none. Abstain - none. Absent - Fanslau, Meyer, Wees and Whitfield. Motion carried.*

**III. CORRESPONDENCE.**

**IV. ADJOURNMENT.**

- \* Being no further discussion, *Dunbar moved, seconded by Burry to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 9:51 p.m.*

Respectfully Submitted,

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