

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

October 19, 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 its regular monthly meeting on October 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: Courtney Dunbar, Dave Fanslau, Don Fenster, Scott Irwin, Alan Wear, Tom Wees and Doug Whitfield. Absent were: Mechele Burry, Don Meyer and Wayne Labart. 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 Dunbar to approve the agenda as submitted. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry, Labart 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. **Kenneth Henley, P. O. Box 185, Wagner, South Dakota, 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 1 Y-I, Vencils Island, located in Sec 29, Twp 14N. Rng 10E of the 6th P.M., Sarpy County, Nebraska. (252nd Street, south of Harrison)**

Ken Tex explained that Mr. Henley lives in South Dakota and would not be present at the meeting. He stated this was an existing trailer and Mr. Henley is the new owner. Mr. Tex said these are generally approved for a period of three years and renewable upon publication.

Public Hearing Closed at 7:10 p.m.

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

Motion carried.

2. **Charles & Deborah Korytowski, 20912 S. 204th Street, Gretna, request approval of a Change of Zone from AG to AGR on the following described property, to wit: Being a platting of part of Tax Lot "R", located in the SE1/4 of Sec 12, Twp 12N, Rng 10E of the 6th P.M., Sarpy County, Nebraska. (204th Street, & W. Highway 31)**

Ken Tex stated the engineer for this project had inadvertently erred in the legal description, and therefore, it will have to be tabled until the next regular meeting in order to re-do the advertising.

3. **Charles & Deborah Korytowski, 20912 S. 204th Street, Gretna, request approval of a Preliminary/Final Plat for a subdivision to be known as Deborah's 2nd Addition on the following described property, to wit: Being a platting of part of Tax Lot "R", located in the SE1/4 of Sec 12, Twp 12N, Rng 10E of the 6th P.M., Sarpy County, Nebraska. (204th Street, & W. Highway 31)**

- *Wees moved, seconded by Fanslau to recommend the application for a Change of Zone and a Preliminary/Final Plat be tabled until the next regular meeting so the legal description can be corrected. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry, Labart and Meyer. Motion carried.*

4. **Gale Wickersham, 10502 S. 147th Street, Omaha, requests approval of a Preliminary Plat for a subdivision to be known as Wicks Southpointe on the following described property, to wit: Part of the NE1/4 of Sec 34, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (SW corner of Highway 370 & I-80)**

Joe Foley, Lamp, Ryneerson & Associates, stated this is a 60-acre parcel of land. This same plat, with the exception of Lot 7, has already been through the preliminary and final platting process. For various reasons, the plat was never filed. And, for that reason, they are requesting a preliminary plat once again.

Ken Tex suggested that a temporary cul-de-sac be placed at the entrance to Lot 7 until the road is extended.

Doug Whitfield questioned why the road stopped at the entrance to Lot 7, instead of going to the end.

Joe Foley stated it is still their intent to run the road on through at some point in time, but the route could change slightly and /or come from the other direction.

Public Hearing Closed at 7:15 p.m.

- *Dunbar moved, seconded by Whitfield to recommend approval of a Preliminary Plat for Wicks Southpointe as it meets the comprehensive plan with the stipulation that a temporary cul-de-sac be placed at the end of Lot 6 at the entrance to Lot 7. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry, Labart and Meyer. Motion carried.*

5. **Update of the Sarpy County Comprehensive Development Plan (cont'd from September 14, 2005 meeting)**

Marty Shukert, RDG Planning & Design, stated some changes had been made at the request of the Planning Commission. A matrix has been developed that helps guide on more specific lots sizes and what is permitted.

Courtney Dunbar asked if there would be a performance overlay to ensure development is aesthetically pleasing?

Marty Shukert said it would be incorporated into the zoning ordinances. He stated they have been distributed already, but held at bay until this is complete.

He also provided the following input as outlined in Chapter 4:

- **The matrix provides guidance to decision makers, then must be applied to the condition of a specific site and quality of the individual applications.
- **Constrained sites MUST use conservation development in Schram Park and other areas as they see fit.
- **Evaluate infrastructure service for residential, i.e.; individual wells and septic, community/local water and/or sewer and municipal services.

Input as outlined in Chapter 7 is as follows:

- **Water rights for development on a specific site should be consistent with the availability of water to that site and must comply with the State of Nebraska requirements.
- **Interim and ultimate wastewater facility development policy should be guided by an infrastructure master plan, that is scheduled to be completed in late 2005.
- **Stormwater Management should follow general policies such as maximum use of natural drainage patterns, significant drainageways should be maintained as open space and greenways and development should be designed to minimize increase in the volume of run-off.

Doug Whitfield asked what percentage would be required for a build-through project.

Marty stated that would be in the zoning ordinances.

Don Fenster asked Marty if his statement concerning water rights on individual properties meant that the Planning Commission should not consider neighboring properties?

Marty said it would be almost impossible to get hydrologists to agree on whether or not one person's well would affect another. But that doesn't necessarily mean you should disregard other peoples rights.

Tom Wees asked where the wetlands in Sarpy County existed?

The answer was they are scattered around in the County and are supposed to be registered with the State.

Dave Fanslau stated he thinks that developers will work with good tree cover as it is an asset to the development.

Persons from the audience who spoke were:

Jarel Vinduska
Ken Harpenau
John Knapp
Connie Anderson
Pat Sullivan
Ron Patterson
Virginia Miller

Subjects covered were:

5-acre density is too small.
Storm water control is important.
Unclear on what can be done with certain property.
Hydrologist is needed for protecting neighbors water supplies.
60% open ground for conservation development
Appreciated adding "native prairie" to conservation development.

Lines in Map 5.1 are inconsistent with Table 4.11.

5% of constrained land on a parcel is too small. Suggest 50% or more.

Including flood plain in constrained areas make it overly restrictive.

The Platte River environmental area being 20 acres is too restrictive. High demand in this area for development.

Storm water management should belong to the NRD (Papio-Missouri River Natural Resource District).

Water Study needs to be complete before the comp plan is put into place in case of additional changes.

Lancaster County requires a hydrologist report.

Lancaster County has a build-through plan.

Public Hearing Closed at 9:02 p.m.

Discussion among Planning Commissioners included how much change will there be to the comp plan once the water study is complete, definition of drainageway, 5 percent being too restrictive in the conservation area.

- *Dunbar moved, seconded by Wees to recommend approval of the comprehensive development plan with the following changes: 1) Chapter 4:41 - Note 1 - Change 5% to 15%. 2) Clarify map inconsistency on Figure 5.1 (Development Structure Plan) and 3) leave the current definition of drainageway, as defined in the current Zoning Ordinance. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry, Labart and Meyer. Motion carried.*

III. CORRESPONDENCE.

Ken Tex stated the new Urban Planner is supposed to start Monday, November 14.

IV. ADJOURNMENT.

- * Being no further discussion, *Whitfield moved, seconded by Fanslau to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 9:25 p.m.*

Respectfully Submitted,

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