

SARPY COUNTY
Department of Planning & Building
Sarpy County Courthouse Annex
1261 Golden Gate Drive, Suite 2E
Papillion, Nebraska 68046
Phone (402) 593-4169 - Fax (402) 593-4335
Ken Tex, Planning & Zoning Coordinator
Richard A. Houck, AICP, Planning & Building Director

October 18, 2006

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 18, 2006 in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wear called the meeting to order at 7:02 p.m. with the following members present: Susan Bliss, Courtney Dunbar, David Fanslau, Greg Gonzalez, Alan Wear, Tom Wees and Doug Whitfield. Absent were: Mechelle Burry and Don Fenster. Brett Charles, Deputy County Attorney, was present. Also present were Rick Houck, Planning & Building Director and Cindy Gilbert, Recording Secretary. Staff was introduced. Chairman Wear noted that a copy of the Open Meeting Law is posted in the Board Room.

Chairman Wear introduced and welcomed Susan Bliss to the Planning Commission and noted she lives in the Gretna area.

- * *Wees moved, seconded by Gonzalez to approve the agenda as submitted. Ballot: Ayes - Bliss, Dunbar, Fanslau, Gonzalez, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry and Fenster. Motion carried.*
- * *Fanslau moved, seconded by Whitfield to approve the minutes of the September 20, 2006 meeting as submitted. Ballot: Ayes - Dunbar, Fanslau, Gonzalez, Whitfield and Wear. Nays - none. Abstain - Bliss and Wees. Absent - Burry and Fenster. Motion carried.*

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:

- A. Western Land Company, LLC, 10502 South 147th Street, Omaha requests approval of a Preliminary/Final Plat for a subdivision to be known as Wicks Southpointe on the following described property, to wit: Lots 3-9, inclusive, being a platting of part of the NE1/4 of Sec 34, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (I-80 and Highway 370)**

Rick Houck read notes from his report and said he was recommending approval.

Joe Foley, Lamp, Rynearson & Associates, Inc., stated the preliminary was brought before the Planning

Commission last year and a final for lots 1 & 2 were approved. The road has had a slight change, but everything else is basically the same.

Cindy Gilbert said she had spoken to Rod Buehe, Fire Chief, and his concern was that there is only one access in and out of the property.

Joe Foley stated there will eventually be two accesses.

Public Hearing Closed at 7:17 p.m.

* *Wees moved, seconded by Gonzalez to recommend approval of a Final Plat for a subdivision to be known as Wicks Southpointe as it meets the comp plan and zoning regulations. Ballot: Ayes - Bliss, Dunbar, Fanslau, Gonzalez, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry and Fenster. Motion carried.*

B. Lyman-Richey Corporation, 4315 Cuming Street, Omaha requests approval of a Special Use Permit to excavate, process, stockpile and sell sand, gravel and rock from various parcels of land located in Sarpy County on the following described properties, to wit: The N1/2 of Section 16, Twp 13N, Rng 10E (319 acres), the SW1/4 and SE1/4 of Section 9, Twp 13N, Rng 10E (320 acres), the E1/2 of the NE1/4 of Section 9, Twp 13N, Rng 10E (80 acres), the E1/2 of the NW1/4, Tax Lot 1A and Tax Lot 2, except west 223 feet, Section 9 Twp 13N, Rng 10E (157.35 acres), Tax Lot 3, Section 4, Twp 13N, Rng 10E (66.08 acres), E1/2 of the SW1/4 of Section 4, Twp 13N, Rng 10E (80 acres) and Tax Lots A & B and the SW1/4 of the SE1/4 of Section 4, Twp 13N, Rng 10E (55 acres), all of the 6th P.M., Sarpy County, Nebraska. (252nd & Fairview Road, heading north)

Rick Houck stated this was a mine and gravel operation and listed his items of concern. Those items are: needing a better site plan, dust control, a time frame including phasing.

Cindy Gilbert read the comments from Tom Lynam stating the company should be required to place two applications of dust control per year near the residents. He also noted the one-half mile stretch of Fairview Road is only armor coated and won't hold up to high truck traffic.

Pat Gorup, President and CEO of Lyman-Richey Corporation, stated that existing sites are being depleted. This site has 1,077 acres located in the floodway. The final elevations will be no higher than before. He also noted the company will adhere to the Natural Resource Districts setback requirements. They will be using prairie grass filter strips. He also handed out a map that gave more information about the site than the original map and he indicated they would be using the same roads as they are currently using for their other operation, eliminating the need to use that one-half mile stretch of Fairview Road.

Doug Harrison, General Manager, used the map to show the current site in relationship to the requested one.

Mr. Gorup indicated the plant will actually change locations over time and they are still requesting a 50-year permit. There are too many variables to give a definitive time line with respect to phasing.

Public Hearing Closed at 7:35 p.m.

* *Fanslau moved, seconded by Dunbar to recommend approval of the Special Use Permit for a mining operation for a period of fifty years as it meets the zoning regulations. Ballot: Ayes - Bliss, Dunbar, Fanslau, Gonzalez, Wees, Whitfield and Wear. Nays - none. Abstain - none. Absent - Burry and Fenster. Motion carried.*

III. CORRESPONDENCE:

Discussion focused on conservation.

IV. ADJOURNMENT:

Being no further discussion, *Dunbar moved, seconded by Wees to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 8:12 p.m.*

Respectfully Submitted,

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