

SARPY COUNTY
Department of Planning & Building
Sarpy County Courthouse Annex
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April 19, 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 April 19, 2006 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, David Fanslau, Don Fenster, Scott Irwin, Alan Wear, Tom Wees and Doug Whitfield. Absent were: Don Meyer and Mechele Burry. Brett Charles, Deputy County Attorney, was present. Also present were Rick Houck, Planning & Building Director and Cindy Gilbert, Recording Secretary. Greg Gonzalez was introduced and welcomed as the newest member of the Planning Commission. Staff was introduced.

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

- ▶ *Chairman Wear asked for a motion to approve the minutes of the March 15, 2006 meeting. Fenster moved, seconded by Dunbar to approve the minutes as submitted. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wees, Wear and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. 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.

Cindy Gilbert read into record the rules of the public hearing.

II. REGULAR AGENDA ITEMS:

- A. Michael & Cynthia Grubb, 17777 S. Highway 50, Springfield, request approval of a Final Plat for a subdivision to be known as Lazy Pup Acres on the following described property, to wit: Being a platting of part of Tax Lot 12, located in the NW1/4 of Sec 36, Twp 13N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (Highway 50, just north of Buffalo Road)**

Rick Houck explained that, because of a mis-communication between the owner and his surveyor, the plat was never filed at the Deeds Office.

Michael Grubb added that the driveway would be shared by both lots. The State Department of Roads approved the access last year.

Public Hearing Closed at 7:12 p.m.

- ▶ *Fanslau moved, seconded by Irwin to recommend approval of a Final Plat for a subdivision to be known as Lazy Pup Acres as it meets the comprehensive plan. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

B. Kevin & Penny Mandina, 18392 Fairview Road, Gretna, request approval of a Change of Zone from AGD to AGR on the following described property, to wit: Being a Replat of Lot 1, Keanland Estates Replat 1, a subdivision in the SE1/4 of Sec 8, Twp 13N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (183rd & Fairview Road)

Rick Houck stated this sits in the Buffalo North Development District and recommended approval.

Kevin Mandina said he was splitting his 14 acres into a 5-acre and a 9-acre lot.

George Schram stated that this area was for 20 acre minimums.

Public Hearing Closed at 7:22 p.m.

- ▶ *Irwin moved, seconded by Whitfield to recommend approval of a Change of Zone from AGD to AGR for a subdivision to be known as Ploojay Acres as it meets the comprehensive plan and the zoning regulations. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

C. Kevin & Penny Mandina, 18392 Fairview Road, Gretna, request approval of a Preliminary/Final Plat for a subdivision to be known as Ploojay Acres on the following described property, to wit: Being a Replat of Lot 1, Keanland Estates Replat 1, a subdivision in the SE1/4 of Sec 8, Twp 13N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (183rd & Fairview Road)

- ▶ *Dunbar moved, seconded by Wees to recommend approval of a Preliminary/Final Plat for a subdivision to be known as Ploojay Acres as it meets the comprehensive plan and subdivision regulations. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

D. Everett Smith, 15510 S. 63rd Street, Papillion, requests approval of a Change of Zone from AG to AGR on the following described property, to wit: Being a platting of Tax Lot 1, located in Sec 24, Twp 13N, Rng 12E of the 6th P.M., Sarpy County, Nebraska. (63rd Street, 1/2 mile south of Platteview Road)

Rick Houck stated he had erred in the Development District this subdivision falls under according to the Comprehensive Development Plan, and therefore, needs to take another look at the subdivision plans.

Don Heine, Hill-Farrell & Associates, then asked for this application to be tabled until the next regular meeting.

- ▶ *Wees moved, seconded by Fanslau to table this application until the next regular meeting. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

E. Everett Smith, 15510 S. 63rd Street, Papillion, requests approval of a Preliminary Plat for a subdivision to be known as Caincrest on the following described property, to wit: Being a platting of Tax Lot 1, located in Sec 24, Twp 13N, Rng 12E of the 6th P.M., Sarpy County, Nebraska. (63rd Street, 1/2 mile south of Platteview Road)

- ▶ *Wees moved, seconded by Fanslau to table this application until the next regular meeting. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

F. Boyer Young Equities V, LLC (with E & A Consulting Group, Inc.), 330 North 117th St., Omaha, request approval of a Final Plat for a subdivision to be known as Meridian Park Replat 2 on the following described property, to wit: Being a replat of Lots 1-14, 18-62, 74-208, 227-269 and Outlot B, Meridian Park, a subdivision located in the NW1/4 of SE 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (165th & Giles Road)

Rick Houck stated there would be an additional 16 lots added to the subdivision and said he recommended approval with conditions.

Larry Jobeun, Attorney, noted the developer had changed the plans for some houses and there would be a total of 326 lots, instead of the 310 they originally had planned.

Public Hearing Closed at 7:36 p.m.

- ▶ *Whitfield moved, seconded by Fanslau to recommend approval of a Final Plat for a subdivision to be known as Meridian Park Replat 2 as it meets the comprehensive plan and zoning regulations. Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

G. Duane Dowd, Michael Huber, Lawrence Dowd, Jeffrey Farnham & Grand Prix, Inc., 220 N. 89th St., #201, Omaha, request approval of a Final Plat on a subdivision to be known as Meridian Market Place (formerly Stonecrest West) on the following described property, to wit: Being a platting of part of Tax Lot 3A1, a tax located in the NW1/4 of Sec 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (SE corner of 168th & Giles Road)

Rick Houck indicated that this development was formerly known as Stonecrest West and has been changed for marketing purposes. He also stated the zoning and preliminary plat had been approved in December 2005 and that it meets the requirements.

Michael Huber, developer, made himself available to answer any questions.

Public Hearing Closed at 7:44 p.m.

- ▶ *Fenster moved, seconded by Dunbar to recommend approval of a Final Plat for a subdivision to be known as Meridian Market Place as it meets the subdivision regulations with the stipulations that an area for the Register of Deeds Office to stamp and record the Final Plat be provided and the signature block for the "Sarpy County Building Inspector" be changed to the "Sarpy County Director of Planning & Building". Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees*

and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.

- H. Southern Pines Development, LLC, 14769 California St, Omaha, request approval of a Final Plat for a subdivision to be known as Southern Pines on the following described property, to wit: Lots 1-116, inclusive, and Outlots A through E, inclusive, being a replatting of Lot 1, Goldenstein's Addition, a subdivision, as surveyed, platted & recorded in Sarpy County, Nebraska, and a platting of part of the E1/2 of the NE1/4 of Sec 21, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska. (SW corner of 168th & Giles Road)**

Rick Houck stated this application was for a Final Plat that would have 114 residential lots, 2 commercial lots and 5 out lots. Cost share on road improvements would be required as stated by the County Surveyor. He also noted that some of the street names had been changed as required by the County GIS Office.

Nancy Pridal, Lamp, Rynearson & Associates, stated they agreed to comply with any conditions placed on them.

Public Hearing Closed at 7:50 p.m.

- ▶ *Fanslau moved, seconded by Wees to recommend approval of the Final Plat for a subdivision to be known as Southern Pines as it meets the subdivision regulations and the comprehensive plan providing they change the street names as required, provide an area for the Register of Deeds stamp and change the signature block from "Sarpy County Building Inspector" to Sarpy County Director of Planning & Building". Ballot: Ayes - Dunbar, Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry and Meyer. Motion carried.*

- I. Amendment to the Sarpy County Comprehensive Development Plan regarding density, specifically pertaining to the "Schramm Park" area, as defined in the Plan.**

Persons speaking on this Agenda Item were:

Jarel Vinduska, Wayne Fedde, Kim Stuhr, Gary Richter, John Knapp, Dan Hobbs, Alan Jungjohann, Merrilee Hansen, Ken Tex, John Vandenbroucke and Patrick Sullivan.

Topics of discussion included:

Drainage, original plans by Marty Shukert, constraints, tax base, urban sprawl, agricultural county (not part of Metro area), preservation, State Park, wildlife, smart growth, conservation development, lower density, make just as much money selling 20-acre tracts as 5-acre tracts, keep population in town, revenue vs. cost and leave as previously approved.

Public Hearing Closed at 9:10 p.m.

Further discussion was held by the Planning Commission.

- ▶ *Wees moved, seconded by Fanslau to recommend denial of an amendment to the "Schramm Park Area" of the Comprehensive Development Plan. Ballot: Ayes - Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - Dunbar. Abstain - none. Absent - Burry and Meyer. Motion carried.*

Courtney Dunbar left the meeting at 9:40 p.m.

J. Proposed resolution to create a document referencing the City of Omaha's Storm Water Design Manual and an amendment to the Sarpy County Zoning Ordinances referencing the Storm Water resolution.

Discussion was held by the Planning Commission.

- ▶ *Irwin moved, seconded by Wees to table this amendment to the Sarpy County Zoning Ordinances for the Storm Water resolution. Ballot: Ayes - Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Abstain - none. Absent - Burry, Dunbar and Meyer. Motion carried.*

K. Proposed appendix to the Sarpy County Comprehensive Development Plan regarding the Papio Partnership Storm Water and Sedimentation Policies.

After a brief discussion,

- ▶ *Fenster moved, seconded by Wees to recommend approval of the appendix to the Comprehensive Development Plan regarding the Storm Water and Sedimentation Policies. Ballot: Ayes - Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Absent - Burry, Dunbar and Meyer. Motion carried.*

L. Proposed amendments to update the Sarpy County Zoning Ordinances.

Rick Houck said this was basically the residential sections of the Ordinances.

Patrick Sullivan, attorney representing MOBA (Metropolitan Omaha Builders Association), requested that the builders and developers in the area be able to discuss some of the changes, particularly with the Highway 370 Overlay District.

Jarel Vinduska asked that no special invitations be sent out. He wants it completely open to the public.

Public Hearing Closed at 10:06 p.m.

After further discussion,

- ▶ *Wear moved, seconded by Wees to review the existing Zoning Ordinances and re-write as necessary and bring back to the Planning Commission a draft copy of the entire ordinances after the public has had a chance to review it. Ballot: Ayes - Fanslau, Fenster, Irwin, Wear, Wees and Whitfield. Nays - none. Absent - Burry, Dunbar and Meyer. Motion carried.*

III. CORRESPONDENCE. None.

IV. ADJOURNMENT.

Being no further discussion, *Wees moved, seconded by Whitfield to adjourn the meeting. By a unanimous oral vote, Chairman Wear declared the meeting adjourned at 10:17 p.m.*

Respectfully Submitted,

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

