



## SARPY COUNTY DEPARTMENT OF PLANNING

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**REBECCA HORNER, DIRECTOR**

### PLANNING COMMISSION MEETING MINUTES

December 17, 2008

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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 a regular meeting on December 17, 2008, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Wees called the meeting to order at **7:00** p.m. with the following members present: Susan Bliss, Donald Fenster, Stacen Gross, Bill Krebs, Jerry Torczon, Alan Wear, Thomas Wees, and Doug Whitfield. Absent were: Courtney Dunbar, Greg Gonzalez, and Bernie Marquardt. Also in attendance were the staff members: Rebecca Horner, Planning Director, Michael Smith, Deputy County Attorney and Michelle Alfaro, Planning Assistant.

Chairman Wees noted that a copy of the Open Meeting Law is posted in the Board Room.

Chairman Wees asked for a motion to approve to agenda.

- *Bliss moved, seconded by Wear to adopt the agenda as stated. Ballot: Ayes- Bliss, Fenster, Gross, Krebs, Torczon, Wear, Wees, and Whitfield. Nays – none. Abstain – None. Absent – Dunbar, Gonzalez, and Marquardt. **Motion carried.***

Chairman Wees asked for a motion to approve the November 19, 2008, minutes.

- *Wear moved, seconded by Bliss, to approve the minutes of the November 19, 2008, meeting as submitted, with the Planning Assistant to review Nicole O’Keefe’s comment on page 10 and remove “direct staff to move forward” from Mr. Whitfield’s motion to deny on page 10. Ballot: Ayes- Bliss, Gross, Krebs, Wear, Wees and Whitfield. Nays- none. Abstain –Fenster and Torczon. Absent – Dunbar, Gonzalez, and Marquardt. **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. **Ann Hieronymus**, 15201 S. 108<sup>th</sup> Street, requests approval for a Change of Zone from BG (General Business) to RE2 (Residential Estates), on the following described property, to wit: Tax Lot 7 located in the NW ¼ of Section 21, Township 13, Range 12 of the 6<sup>th</sup> P.M. Sarpy County, Nebraska. (108<sup>th</sup> & Platteview)

Discussion:

Ms. Hieronymus, the property owner, came forward and asked the Commissioners if they had any questions.

Mr. Wees asked Ms. Horner for her comments.

Ms. Horner stated it was a request to change the zone from a General Business to Residential Estates. The applicant has an existing residence at the location and is a non-conforming use. The Comprehensive Plan calls for Conservation Residential, which was consistent with Residential Estates zoning. Ms. Horner stated the staff met with the applicant and determined the zoning most conforming with the comprehensive plan was the Residential Estates 2. The applicant submitted the request and it was brought forward for consideration.

Mr. Whitfield questioned if research was conducted to determine why it was zoned General Business.

Ms. Horner stated research was done, but there was not information found in regard to the history of the property. Ms. Horner stated that some time in the past there may have been some sweeping zoning changes by the Planning and Building Director at the time.

Ms. Hieronymus stated she has lived at the residence for thirty years.

**\*Public Hearing closed at 7:15 P.M.\***

- *Whitfield moved, seconded by Bliss to approve the zoning change from BG(General Business) to RE2 (Residential Estates II) as it conforms with the comprehensive plan of Sarpy County. Ayes – Bliss, Fenster, Gross, Krebs, Torczon, Wear, Wees, and Whitfield. Nays –None. Abstain – none. Absent –Dunbar, Gonzalez, and Marquardt. **Motion carried.***

### **III. CORRESPONDENCE:**

#### **Discussion of updated Zoning/Subdivision Regulations**

Ms. Alfaro provided the Commissioners with the amended zoning and subdivision regulations that were adopted by the County Board on 12-09-2008. Section 6 of the Subdivision Regulations, Preliminary Plat and Supplemental Data did not contain the minor language change that the County Board approved and will be supplied to the Planning Commissioners by mail.

#### **Discussion of Planning Commission Pay Roll**

Ms. Alfaro discussed the pay claim process and what the commissioners were entitled to per state statute.

Mr. Fenster stated there should be uniformity and consistency in the submittal of pay claims.

Mr. Wees questioned the history behind pay claims.

Ms. Alfaro stated the research that Brian Hanson conducted in 2007 and what the County Board approved by resolution in 2007.

Mr. Wees stated someone could potentially take advantage of the system.

Ms. Alfaro stated the state set a limit of \$1,000 as a maximum earning per year and the County Board set a maximum of three days per month, at \$15.00 per day, which is under the \$1,000.00 maximum.

Mr. Fenster questioned if the NPZA conference was included in the \$1,000.00 maximum.

Ms. Alfaro stated that the NPZA conference was included in a different budget and would not be included in the \$1,000.00 maximum.

Ms. Horner confirmed it comes from a different budget.

Ms. Alfaro requested the pay claims from the Commissioners for processing.

**IV. ADJOURNMENT:**

Being no further discussion, *Wear moved, seconded by Bliss to adjourn the meeting.* By a unanimous oral vote, Chairman Wees declared the meeting adjourned at 7:28 p.m.

Respectfully Submitted,

Tom Wees, Chairman  
Michelle Alfaro, Planning Assistant