



## SARPY COUNTY DEPARTMENT OF PLANNING

1210 GOLDEN GATE DRIVE, PAPILLION, NE 68046  
PHONE: (402) 593-1555 FAX: (402) 593-1558  
**REBECCA HORNER, DIRECTOR**

### PLANNING COMMISSION MEETING MINUTES

May 19, 2010

May 19, 2010

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 May 19, 2010, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Whitfield called the meeting to order at 7:00 p.m. with the following members present: Susan Bliss, Courtney Dunbar, Donald Fenster, Pat Lichter, John Thompson, Jerry Torczon, Wayne Labart, Dennis Vanek and Doug Whitfield. Absent were: Gary Stuart and Alan Wear. Also in attendance were the staff members: Rebecca Horner, Planning Director, Nicole O'Keefe, Deputy County Attorney and Michelle Alfaro, Planning Assistant.

Chairman Whitfield gave notice of the Open Meeting Law.

Chairman Whitfield asked for Commissioner reports.

Mr. Fenster requested to receive the packets with more notice at least the Friday prior to the meeting.

Chairman Whitfield asked for a motion to approve the agenda.

- *Dunbar moved, seconded by Torczon to approve the agenda as submitted. Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

Chairman Whitfield asked for a motion to approve the **April 21, 2010** minutes.

- *Bliss moved, seconded by Vanek, to approve the minutes of the April 21, 2010 meeting as submitted. Ballot: **Ayes:** Bliss, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** Dunbar. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

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. Public Hearing & Recommendation: Special Use Permit

**Boyer Young Development requests a Special Use Permit and Flood Plain Development Permit for a commercial recreational area on property legally known as Tax Lot 1A, a tax lot located in part of Section 17, Township 13N, Range 10E, of the 6<sup>th</sup> P.M. Sarpy County, Nebraska. (252<sup>nd</sup> & Fairview Road)**

#### Introduction:

Ms. Horner stated the request was to obtain a special use permit to establish a commercial recreation area for 480 recreational vehicle pad sites and accessory services including comfort station, bath house, and convenience shop for a commercial recreational use. Ms. Horner gave the existing conditions and the history of the site. Ms. Horner provided her analysis and development alternatives regarding the request. Ms. Horner stated the existing AG district allowed for the approval of a commercial recreational area and that there was an existing lake on the property which was proposed to be part of the commercial recreational area. Ms. Horner discussed floodplain management regulations, traffic and access, post construction stormwater management plan, the proposed use, water, and wastewater. Ms. Horner indicated that several items would need to be resolved prior to going before the County Board including items that were design related and subject to state statutory requirements. Some items were related to the emergency operations and demonstration of no-rise on the property. Ms. Horner recommended approval to the special use permit for Belle Lago provided that staff comments in the staff report are resolved prior to scheduling to the County Board.

- *Whitfield moved, seconded by Lichter to waive the time requirement for the applicant representatives and opponent representatives rebuttal. Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

#### Applicant Presentation:

Mr. Westergard came before the commission and stated the site in its entirety was about 200 acres in size and the primary feature is a 96 acre lake that was left from the mining operations. Mr. Westergard indicated the lake was large enough to provide some boating, fishing and swimming opportunities. The pad site would have water, sanitary sewer, cable hook-ups and other amenities would include a bath house. He stated normally the floodway would prevent structural development however a no-rise certification has been provided. Phase one would include 85 pad sites and the entire site would have no more than 480 pad sites.

Mr. Westergard discussed comments received. He discussed sanitary sewers and the many alternatives with the NRD and NDEQ and decided the holding tank alternative was the only viable option because they are in a floodplain designated area. They are opting for smaller double walled tanks and will serve 4 pad sites All Title 124 requirements can be met. Mr. Westergard indicated a well was tested May 19, 2010 and was a good well and meets all the requirements of Title 178 and the results will be submitted to the state. Mr. Westergard discussed the development in the flood plain and the requirements they would meet. Mr. Westergard discussed the NRD comments. There was discussion about the public safety and tornado activities or heavy thunderstorms which will be addressed in phase one. To serve as a storm shelter there will be additional bath houses and will be demonstrated to protect the public in the event of the storm. Evacuation has been discussed and how to get them out quickly. Mr. Westergard indicated two points of ingress/egress on major roadways and evacuation would be satisfactory.

Lastly the operation statement was proposed and included a full time manager for the property who would probably be assisted by up to three seasonal employees and would be controlled morning and night.

Commissioner Fenster asked for clarification on season.

Mr. Westergard stated that it would be April 15 to October 15.

Commissioner Thompson questioned lighting and the main entry.

Mr. Westergard stated that the main entry would be Fairview.

Commissioner Bliss questioned if there would be storage.

Mr. Westergard stated no.

Commissioner Bliss questioned the storm water management plan.

Mr. Westergard stated it would be completed.

Commissioner Vanek questioned if there would be a temporary access road to the convenience store.

Mr. Westergard stated that there was a possibility it would happened and the two fingers were not excavated.

Mr. Sullivan came forward and address concerns about the roads and bridges and indicated they have all been designed to deal with heavy weight from the gravel trucks that used to utilize the roadway. Mr. Sullivan stated there are not any homes in the immediate area and would have them coming in and out but would not be the same type of heavy and industrial road traffic as with the mining operation.

**\*Public Hearing opened at 7:36 P.M.\***

None came forward.

**\*Public Hearing closed at 7:42 P.M.\***

Discussion:

Chairman Whitfield questioned the one foot above water level for the sewer facilities and if there be enough there to get one foot above the base flood elevation.

Mr. Westergard said absolutely not.

Chairman Whitfield questioned the no-rise certificate.

Mr. Westergard discussed the no-rise certification.

Commissioner Bliss questioned the outstanding issues that need to be resolved.

Ms. Horner reiterated the outstanding issues listed in her staff report.

Chairman Whitfield questioned if will catch the grey water.

Mr. Westergard stated they will catch everything that comes out.

- *Bliss moved, seconded by Fenster to approve the Special Use Permit for Belle Lago both phases provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County. . Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

III. **CORRESPONDENCE:** The following items were briefly discussed to provide updates to the Planning Commissioners.

IV. **ADJOURNMENT:** Being no further discussion, *Dunbar moved, seconded by Whitfield to adjourn the meeting.* By a unanimous oral vote, Chairman Whitfield declared the meeting adjourned at 8:33 p.m.

Respectfully Submitted,

Doug Whitfield, Chairman  
Michelle Alfaro, Planning Assistant