



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

October 21, 2009

October 21, 2009

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 October 21, 2009, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Vice Chairman Whitfield called the meeting to order at 7:00 p.m. with the following members present: Susan Bliss, Courtney Dunbar, Don Fenster, Stacen Gross, Gary Stuart Alan Wear, and Doug Whitfield. Absent were: Greg Gonzalez, Bernie Marquardt, Jerry Torczon, and Tom Wees. Also in attendance were the staff members: Rebecca Horner, Planning Director, Nicole O'Keefe, Deputy County Attorney and Michelle Alfaro, Planning Assistant.

Vice Chairman Whitfield asked for Commissioner reports.

None.

Vice Chairman Whitfield asked for a motion to approve the agenda.

- *Wear moved, seconded by Bliss to adopt the agenda as submitted. Ballot: **Ayes:** Bliss, Dunbar, Fenster, Gross, Stuart, Wear and Whitfield **Nays:** None. **Abstain:** None. **Absent:** Gonzalez, Marquardt, Torczon and Wees. **Motion carried.**(7-0)*

Vice Chairman Whitfield asked for a motion to approve the **August 19, 2009**, minutes.

- *Fenster moved, seconded by Bliss, to approve the minutes of the August 19, 2009, meeting as submitted. Ballot: **Ayes:** Bliss, Fenster, Gross, Stuart, Wear and Whitfield. **Nays:** None. **Abstain:** Dunbar. **Absent:** Gonzalez, Marquardt, Torczon and Wees **Motion carried.**(6-0)*

- 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: Public Hearing and Recommendation – Preliminary & Final Plat**

A. SOUTHERN PINES DEVELOPMENT, L.L.C. 14769 California Street, requests a preliminary and final plat to be known as Southern Pines Replat 1, Lots 1 through 186 and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, Southern Pines, located in the NE ¼ of Section 21, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

Discussion:

Mr. John Bachman came forward on behalf of the developer of Southern Pines. He stated this was a preliminary and final plat of a presently existing Southern Pines subdivision, trying to adapt to the current market for home buying. They will be downsizing lots. The subdivision will have the same general configuration but with smaller lots. The commercial corner has been sold to Walgreens and it will hopefully be developed this summer. The Planning Staff comments will be taken care of prior to scheduling to the Sarpy County Board of Commissioners.

Ms. Bliss questioned if Mr. Bachman had any concerns with comments.

Mr. Bachman said not terribly concerned with too many of the Planning Staff Comments.

Vice Chairman Whitfield opened the public hearing.

Public Hearing opened at 7:10 P.M.

Vice Chairman Whitfield closed the public hearing.

Public Hearing closed at 7:10 P.M.

Discussion:

Mr. Wear questioned the storm water runoff and watershed agreements and if they are applicable to the board.

Ms. Horner clarified it is applicable and is required in the regulations the preliminary and final plat requirements and they must meet the requirements of the storm water management regulations of Sarpy County.

Ms. Horner continued stating the Comprehensive Plan listed the area as Urban Residential and they are in conformance with the zoning regulations and the comprehensive plan. They meet the base zoning requirements, no road or access impacts and the only outstanding item was making certain there was conformity with the storm water management regulations which the applicant has indicated that they should not have an issue resolving the requirement.

Mr. Stuart questioned the original plat, specifically the drainage.

Ms. Pridal came forward and stating the outlots will be reconfigured.

Ms. Dunbar questioned who the developer will be.

Ms. Pridal stated Jerry Torczon and John Allen are currently the owners of the property.

Mr. Stuart questioned the lot size.

- *Dunbar moved, seconded by Gross to approve the preliminary plat for Southern Pines Replat 1 provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan, Zoning and Subdivision regulations of Sarpy County* **Ayes:** Bliss, Dunbar, Fenster, Gross, Stuart, Wear and Whitfield **Nays:** None. **Abstain:** None. **Absent:** Gonzalez, Marquardt, Torczon and Wees **Motion carried.** (7-0)
- *Bliss moved, seconded by Fenster to approve the final plat for Southern Pines Replat 1 provided the plat is amended to include staff comments and a subdivision agreement is signed prior to scheduling the final plat to the County Board as it conforms to the Comprehensive Plan, Zoning and Subdivision Regulations of Sarpy County.* **Ayes:** Bliss, Dunbar, Fenster, Gross, Stuart, Wear and Whitfield **Nays:** None. **Abstain:** None. **Absent:** Gonzalez, Marquardt, Torczon and Wees **Motion carried.** (7-0)

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

None

IV. **ADJOURNMENT:** Being no further discussion, *Wear moved, seconded by Dunbar to adjourn the meeting.* By a unanimous oral vote, Vice Chairman Whitfield declared the meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Doug Whitfield, Vice Chairman
Michelle Alfaro, Planning Assistant