



CITY OF PAPIILLION  
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**PAPILLION PLANNING COMMISSION MEETING AGENDA**  
**122 E 3RD STREET, PAPIILLION, NE 68046**  
**THIRD FLOOR | COUNCIL CHAMBERS**  
**APRIL 24, 2019 | 7:00 P.M.**

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. [AFFIDAVITS OF PUBLICATION](#) in the Papillion Times on April 10, 2019
4. Public announcement that a current copy of the Open Meeting Act is posted in the City Council Chambers

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the [MINUTES OF MARCH 27, 2019](#)

C. FINAL PLATS

C.1. Final Plat - North Shore Commercial Replat 1

A Final Plat for the property legally described as Lot 72, North Shore Commercial, a subdivision located in part of the NE 1/4 of the SW 1/4 and the SE 1/4 of the SE 1/4 of Section 30, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 126th St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 1) [FP-19-0006](#)

C.2. Final Plat - Stepanek Farms

A Final Plat for the property legally described as part of the SW ¼ of Section 6, T13N, R13E of the 6th P.M., Sarpy County, NE, generally located at 5651 Maas Rd. The applicant is Martin Stepanek. (Stepanek Farms) [FP-19-0007](#)  
***To be considered after agenda item D.3.b.***

C.3. Final Plat - Ashbury Creek 2

A Final Plat for the property legally described as Lot 1, Seibold Acres, a subdivision as surveyed, platted and recorded in Sarpy County, NE, together with Tax Lot 4 and part of Tax Lot 3 in the S 1/2 of the SW 1/4 of Section 32, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of 114th St & Schram Rd. The applicant is Stone Creek Plaza, LLC. (Ashbury Creek 2) [FP-19-0008](#)

D. PUBLIC HEARINGS

D.1. Special Use Permit - Superior EuroWorks

A Special Use Permit to allow Automotive rental and sales as a permitted use on the property legally described as Lot 3 and the E 50' of Lot 4, Pink Industrial Park, generally located at 12054 Roberts Rd. The applicant is Ulises Garcia. (Superior Euroworks) [SUP-19-0003](#)

D.2. Comprehensive Plan Amendment - Ashbury Heights

A Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to a mix of Low Density Residential and Medium Density Residential and to modify the Parks Plan to eliminate a public park for the property legally described as a tract of land being part of Tax Lot 4, a tax lot located in the NW ¼ of Section 5, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 114th Street and Schram Road. The applicant is Felker Family Farms, LLC. (Ashbury Heights) [CPA-19-0002](#)

**Please note that this application has been withdrawn, therefore, a public hearing will not be held for this item.**

D.3. Stepanek Farms

D.3.a. Preliminary Plat

A Preliminary Plat for the property legally described as part of the SW ¼ of Section 6, T13N, R13E of the 6th P.M., Sarpy County, NE, generally located at 5651 Maas Rd. The applicant is Martin Stepanek. (Stepanek Farms) [PP-19-0003](#)

D.3.b. Change Of Zone

A Change of Zone from AG Agricultural to RE Rural Residential Estates for the property legally described as part of the SW ¼ of Section 6, T13N, R13E of the 6th P.M., Sarpy County, NE, generally located at 5651 Maas Rd. The applicant is Martin Stepanek. (Stepanek Farms) [CZ-19-0003](#)

D.4. Preliminary Plat - Corn's 3rd Addition

A Preliminary Plat for the property legally described as Tax Lot 10 located in Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located SW of S 150th Street and Shepard Street. The applicant is BHI Investment Co. (Corn's 3rd Addition) [PP-19-0004](#)

**Please note that a request for continuance will accompany this item.**

E. OTHER BUSINESS

F. ADJOURNMENT