

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
FEBRAURY 27, 2019**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, February 27, 2019 at 7:02 PM. Vice Chairman John E. Robinson III called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Raymond Keller Jr., Leanne Sotak, Judy Sunde, Herb Thompson, and Wayne Wilson. David Barker, Howard Carson, Rebecca Hoch, and Jim Masters were absent. Planning Director Mark Stursma, City Attorney Karla Rupiper, City Planner Michelle Romeo, and Staff Engineer Derek Goff were also present.

Vice Chairman Robinson III led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Papillion Times on February 13, 2019. A copy of proof of publication is on file at the office of the City Clerk.

Vice Chairman Robinson III announced that a copy of the Open Meetings Act is posted in the City Council Chambers.

**Approval of Agenda**

**Motion** was made by Ms. Sunde, seconded by Mr. Keller, to approve the agenda as presented. Roll call: Six yeas, no nays. Motion carried.

**Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Keller, seconded by Mr. Thompson, to approve the January 30, 2019 minutes. Roll Call: Six yeas, no nays. Motion carried.

**FINAL PLATS**

**Final Plat** – A Final Plat for the property legally described as a tract of land located in part of the NW ¼ of the NE ¼ and part of the NE ¼ of the NE ¼, all located in Section 29, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the NE corner of S 114<sup>th</sup> St and Lincoln Rd. The applicant is Stone Creek Plaza, LLC. (Granite Falls North (Phase 3) **FP-19-0001**

Mark Westergard, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He summarized that Phase 3 proposed 99 single-family lots within northwest portion of the Granite Falls North subdivision. He stated that this portion of the development would be a Richland Homes product. Mr. Westergard suggested that the applicant has addressed staff comments.

Vice Chairman Robinson III called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Thompson, to recommend approval of the Granite Falls North (Phase 3) Final Plat (FP-19-0001) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

**Final Plat** – A Final Plat for the property legally described as a tract of land located in part of the NE 1/4 of the SE 1/4, part of the SE 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4, all located in Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 120th and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills) **FP-19-0002**

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant. He explained that the Preliminary Plat for this project was conditionally approved by City Council on February 5, 2019, and confirmed that the Final Plat is consistent with the approved Preliminary Plat. He suggested that the applicant is confident that all contingencies can be resolved.

Vice Chairman Robinson III called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Wilson, to recommend approval of the Ashbury Hills Final Plat (FP-19-0002) because it is generally consistent with the Comprehensive Plan as conditionally amended, consistent with the conditionally approved Preliminary Plat, compatible with adjacent uses, and compliant with Zoning and Subdivision regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

## **PUBLIC HEARINGS**

**Change of Zone** – A Change of Zone from R-2 Single-Family Residential (Medium Density) to R-4/PUD-2 Multiple-Family Residential – Specific Planned Unit Development for the property legally described as Lot 1, Block 33, Beadles Addition, together with the N 55' of Lot 2, Block 33, Beadles Addition, together with Lot 4, Block 33, Beadles Addition, together with Block 32, Beadles Addition, all located in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 224 E 5<sup>th</sup> Street, 546 N Jefferson Street, 538 N Jefferson Street, and 504 N Jefferson Street. The applicant is St. Columbkille Church. (St. Columbkille Catholic School/Parish Center) **CZ-19-0001**

Vice Chairman Robinson III noted that Mr. Wilson would abstain from voting on both items related to St. Columbkille Church. Mr. Wilson confirmed and removed himself from the Commission.

Vice Chairman Robinson III opened the public hearing.

Kyle Haase, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He presented an aerial of the campus, and summarized that the school proposes to expand its facilities to include a new gym, meeting space, classrooms, playground improvements, improved circulation of the existing parking, and additional parking. He added that additional parking is proposed at 538 N Jefferson Street adjacent to an existing parking lot. Mr. Haase displayed a site plan of the proposed school expansion improvements and elevations.

Mr. Haase explained that the applicant is requesting the change of zone to R-4/PUD-2 Multiple-Family Residential – Specific Planned Unit Development to permit requested waivers that will allow the school to expand its facilities without encroaching further into the surrounding neighborhood.

Mr. Haase added that the Special Use Permit application is necessary for the demolition of buildings on properties within the DT Downtown Overlay District and removal of trees within the

public right-of-way. He noted that the home at 538 N Jefferson Street would be demolished to expand the existing parking lot at 546 N Jefferson Street. He noted that the home at 504 N Jefferson Street is proposed to be demolished in the future to expand parking or allow for an increased playground area. Further, the building in the southeast corner of the school campus would also be demolished to allow for the proposed addition. He explained that the trees being removed in the public right-of-way would be replaced.

Mr. Haase confirmed that the applicant would continue to work with staff to address any contingencies.

Vice Chairman Robinson III called for proponents and opponents.

Mike Lewis, 543 N Washington Street, stepped forward to express concerns about the ongoing traffic issue and the potential for this expansion to increase traffic. He questioned whether the proposed parking lot expansion at 538 N Jefferson Street was feasible due to grade, and whether said expansion would cause run-off problems. Mr. Lewis also expressed concerns about the activity and accuracy of surveyor work performed in relation to this project.

Angela Alba, 8339 Bedford Avenue (Omaha), stepped forward to address the concerns of her mother, Diane Smith, who resides at 306 E 6<sup>th</sup> Street. She echoed Mr. Lewis' concerns regarding traffic.

Seeing no further public input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

Mr. Thompson asked that the applicant address the public's concerns.

Mr. Haase stated that the existing parking lot would be modified to reduce the access points from two to one, and would move the access farther south to allow for additional stacking distance. He added that additional parking would help to prevent parking on the street.

Mr. Thompson asked staff whether there were enough Commissioners available to vote on the item. Mr. Stursma and Vice Chairman Robinson III confirmed that there was a quorum.

With no further discussion, **Motion** was made by Ms. Sunde, seconded by Mr. Thompson, to recommend approval of the St. Columbkille Catholic School/Parish Center Change of Zone (CZ-19-0001) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning regulations, contingent upon the resolution of staff comments. Roll Call: Five yeas, no nays. Motion carried.

**Special Use Permit** – A Special Use Permit to allow demolition of principal structures, removal of street trees, construction of accessory parking facilities, construction of accessory playground facilities, and an addition to the existing school for properties located within the DT Downtown Overlay District for the property legally described as Lot 1, Block 33, Beadles Addition, together with the N 55' of Lot 2, Block 33, Beadles Addition, together with Lot 4, Block 33, Beadles Addition, together with Block 32, Beadles Addition, all located in the NW ¼ of Section 26, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 224 E 5th St, 546 N Jefferson St, 538 N Jefferson St, and 504 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Catholic School/Parish Center) **SUP-19-0001**

Vice Chairman Robinson III opened the public hearing.

Kyle Haase, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He reiterated that the purpose of the Special Use Permit is to allow the demolition of buildings and removal of trees.

Vice Chairman Robinson III called for proponents and opponents. Seeing no further public input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

Mr. Keller asked whether the applicant had considered obtaining a traffic study, or whether it had a plan to mitigate the traffic concerns. He also asked the applicant to define when services are held. Dave Harnisch, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward as the project engineer and a parishioner of St. Columbkille Catholic Church. He explained that the church holds two Saturday evening services at 5:00 P.M. and 6:00 P.M., and Sunday services at 7:30 A.M., 9:00 A.M., 10:30 A.M., 12:00 P.M., and 5:00 P.M. He added that services last approximately one hour. He noted that each service is generally full. Mr. Keller asked whether the parking lots were full during services. Mr. Harnisch answered in the affirmative. Mr. Keller asked whether the church asked its parishioners to exit the parking areas a certain way. Mr. Harnisch stated that the westernmost church parking lot access is marked as exit only/right-turn only, he added that the two eastern church access points do allow for right or left turning movements; however, it is recommended that parishioners exit right. He noted that there are not individuals directing traffic. Mr. Keller asked whether parishioners typically park on the street during services. Mr. Harnisch explained that outside of holiday services, street parking is not typically utilized for church services.

Mr. Thompson asked whether the applicant would consider creating a parking ministry to direct traffic. Mr. Harnisch explained that there is a pending project at the western church entrance to move the access point further east to allow for more stacking distance. He noted that the applicant is attempting to be a good neighbor with the proposed improvements. He added that the new facilities will replace existing structures, and is not meant to add many more students. He explained that the improvements related to parking are intended to improve circulation for drop-off and pick-up.

Mr. Keller asked Mr. Lewis to speak to the traffic issues. Mr. Lewis noted that the homeowner at 503 N Washington Street has expressed that he has issues with traffic during drop-off and pick-up times. He noted that traffic is an issue on E 6<sup>th</sup> Street, N Washington Street, E 5<sup>th</sup> Street, N Jefferson Street, and N Monroe Street during services and school drop-off and pick-up times.

Mr. Keller asked Mr. Haase whether the improvements would help to alleviate some of the concerns regarding traffic. Mr. Haase explained that with the addition of the Parish Center on the school campus, morning services for the children would be held on campus; therefore, the need to utilize the pedestrian crossing across E 6<sup>th</sup> Street will be alleviated. He added that traffic flow is an issue for any school site, and St. Columbkille has been established for a long time. He reiterated that the proposed parking lot improvements should mitigate some of the traffic flow concerns.

Mr. Keller encouraged the applicant and the neighbors to work together to be good neighbors.

Mr. Thompson noted that he was not comfortable in voting on the item at this time, and would like to consider tabling the item. Ms. Sunde noted that she would be comfortable moving forward assuming that the applicant and neighbors agree to continue working with one another. She

added that she does not believe that the proposed improvements will impact traffic negatively. Mr. Keller echoed Ms. Sunde's comments.

Ms. Sunde asked a member of the parish to speak to the traffic concerns. Doug McWilliams, 636 Bailey Circle, stepped forward as a parishioner. He noted that he owns a business at 446 N Jefferson Street southwest of the school campus. He stated that the traffic related to the drop-off and pick-up of schoolchildren typically only lasts approximately one half hour twice daily. He reiterated that the school population would not be increasing. Mr. McWilliams confirmed that the church has asked him to act as a liaison to the neighbors to address their concerns reasonably.

Mr. Thompson reiterated that he would like to table consideration of this item until a traffic study is completed. Mr. Stursma suggested that the Commission ask the applicant whether they would be amenable to a layover of consideration. Ms. Sotak stated that the construction is warranted; however, traffic flow should be addressed at some point. She supported tabling the item. Mr. Haase suggested that delaying the Planning Commission's recommendation and vote could be detrimental to the project schedule. He reiterated that traffic concerns were not relevant to the scope of the Special Use Permit.

With no further discussion, **Motion** was made by Ms. Sunde, seconded by Mr. Keller, to recommend approval of the St. Columbkille Catholic School/Parish Center Special Use Permit (SUP-19-0001) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning regulations, contingent upon the resolution of staff comments and the applicant making a good faith effort to be good neighbors. Roll Call: Four yeas, one nay by Mr. Thompson. Motion fails; therefore, the recommendation is denial.

Mr. Wilson returned to the Commission.

**Ordinance No. 1834 – Recreational Vehicle Amendment** – An ordinance to amend Section 205-249(D)(4) of Chapter 205 Zoning, Article XXXVI Off-Street Parking, having to do with the regulators for parking recreational vehicles and trailers in a residential district. The applicant is the City of Papillion. (Recreational Vehicle Amendment) **TC-19-0003**

Vice Chairman Robinson III noted that staff provided a supplemental memo that explained the intended change in scope of the proposed amendment as requested by Councilwoman Lu Ann Kluch.

Vice Chairman Robinson III opened the public hearing.

Planning Director Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He stated that Councilwoman Lu Ann Kluch requested the amendment. He described that the amendment is meant to increase the length of recreational vehicles permitted to be parked in the side, street side, and rear parking zones of a residential property from 35 feet to 45 feet. He noted that staff wrote some additional clarifying language that Councilwoman Kluch has asked to be separated from this amendment, as she has not had the opportunity to discuss the additional changes with her constituents or other council members. He stated that staff failed to notify Councilwoman Kluch of the proposed clarifying language. He made clear that the maximum length of recreational vehicles permitted to park in the front parking zone would remain 20 feet.

Ms. Sunde asked staff to clarify where the 35-foot length was derived. Mr. Stursma noted that he did not recall, but recollected that there was much research performed on the topic.

Vice Chairman Robinson III called for proponents and opponents.

Councilwoman Lu Ann Kluch, 1320 Scott Road, stepped forward to support the proposed amendment. She recalled that the former amendment was complaint driven. She added that many citizens have approached her since the amendment was approved regarding the allowable length. She explained that she has since researched trends in recreational vehicles, and determined that a greater length is both sensible and would support the hobbies of many citizens. She noted that this change would not affect views in the front yard of a home.

Guy Robarge, 1001 Crest Road, stepped forward to offer support of the proposed amendment. He noted that he owns a camper that is longer than the current 35-foot limit.

Cindy Robarge, 1001 Crest Road, stepped forward to offer support of the proposed amendment.

Seeing no further public input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

Ms. Sunde offered support of the proposed amendment.

Mr. Wilson asked for clarification on the scope of the amendment. Vice Chairman Robinson III clarified.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Ms. Sotak, to recommend approval of the version of Ordinance No. 1834 – Recreational Vehicle Amendment (TC-19-0003) dated February 27, 2019. Roll Call: Six yeas, no nays. Motion carried.

### **OTHER BUSINESS**

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Mr. Wilson, to adjourn. The meeting adjourned by unanimous consent at 8:05 PM.

CITY OF PAPIILLION

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John E. Robinson III, Vice Chair