

**DRAFT MINUTES
PAPILLION PLANNING COMMISSION MEETING
MARCH 31, 2021**

The Papillion Planning Commission met in open and public session on Wednesday, March 31, 2021 at 7:00 PM via Zoom Video Conference pursuant to Executive Order 20-36 issued by Governor Ricketts on November 25, 2020 as extended by Executive Order 21-02 on January 11, 2021. Chairwoman Rebecca Hoch called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Howard Carson, Judy Emswiler, Jim Hrabik, Raymond Keller Jr., Jim Masters, John E. Robinson III, Leanne Sotak, and Wayne Wilson. Herb Thompson was absent. Planning Director Mark Stursma, City Planner Michelle Romeo, Assistant City Attorney Carla Heathershaw Risko, and Staff Engineer Derek Goff were also present.

Chairwoman Hoch led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Guide on March 19, 2021. A copy of proof of publication is on file at the office of the City Clerk.

Chairwoman Hoch announced that a copy of the Open Meetings Act is posted on the City's website www.papillion.org.

Approval of Agenda

Motion was made by Mr. Keller, seconded by Mr. Hrabik, to approve the agenda as presented. Roll call: Nine yeas, no nays. Motion carried.

Approval of the Planning Commission Minutes

Motion was made by Mr. Keller, seconded by Mr. Masters, to approve the February 24, 2021 minutes. Roll Call: Nine yeas, no nays. Motion carried.

PUBLIC HEARINGS

Preliminary Plat – A request for Preliminary Plat for the property legally described as part of Tax Lot 5, a tax lot located in the E1/2 of the NE1/4 of Section 34, Also together with part of the W1/2 of said NE 1/4 of Section 34, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 84th Street and HWY 370. The applicant is 84-370 Main Street, LLC. (Highway 370 Mixed-Use Development) **PP-21-0002**

Chairwoman Hoch opened the public hearing.

Brent Beller, 11400 W Center Rd, Suite C (Omaha), stepped forward to represent the applicant. He explained that the proposal encompasses 120 acres on the northwest corner of S 84th Street and HWY 370. He stated that the developer is from Gretna, and wants to create a project that does not diminish the "small town feel" of Papillion and is complimentary to the surrounding uses. Mr. Beller described the development as a pedestrian friendly mixed use center, adding that the applicant has avoided many possible uses in order to promote walkability within the development.

Doug Bisson, 1917 S 67th Street (Omaha), stepped forward to represent the applicant. He asked staff to display a slide presentation for the project, and offered an overview of the existing conditions at the site, noting that the project is being referred to as “The Tower District” due to its proximity to the water tower. He discussed the three day design charrette process stating that the goal of this project was to create an area of “walkable urbanism” where citizens can live, work, shop, and recreate. He discussed the idea of using transect zoning within the development and provided sample elevations for the possible building types in each zone noting that the building scale gets larger closer to HWY 370. Mr. Bisson gave an overview of the proposed housing typologies noting that home types range from estate lots, village homes, cottage homes, townhomes, apartments, and senior housing.

Chairwoman Hoch called for proponents and opponents.

Chuck Wilcox, 901 Rawhide Road, offered support for the project.

Carol Kemp, 1088 Matthies Drive, asked whether there will be water conservation areas within the development to deal with the run-off from the additional paving. She also asked about the effects of this development on the creek that runs along the north side of the development.

Chairwoman Hoch acknowledged that Nathan Chavez, 102 Cedardale Road, provided comment via telephone, and a summary of his concerns was distributed to the Planning Commission and the applicant.

Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion.

Mr. Hrabik asked staff to distribute the presentation slides from the developer.

Mr. Masters asked the applicant to respond to Ms. Kemp’s concerns. Kyle Haase, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He confirmed that the current plan calls for water quality basins to collect runoff and debris. He noted that the development may not increase flows to the creek.

Mr. Masters offered support, and noted that the project is similar to Aksarben Village in Omaha. Mr. Beller concurred that the vision was very similar. He added that the applicant held a neighborhood meeting regarding the project and had about forty attendees.

Mr. Hrabik offered support for the project and commended the applicant for including a senior living concept.

Mr. Carson asked whether the applicant was confident that he could resolve the contingencies within the Planning Commission Staff Report. Mr. Beller answered in the affirmative.

Mr. Carson noted that S 90th Street will need to be improved to serve this development and asked for a timeline of such improvements. Mr. Beller explained that S 90th Street will be improved to a three-lane section. He stated that he was unsure how quickly such improvements would be constructed because the development is likely a ten to fifteen year project.

Mr. Masters asked for more information regarding the townhome concept. Mr. Beller stated that the townhomes would likely be inclusive with outdoor maintenance included.

Chairwoman Hoch asked the applicant to define the term “podium style apartment,” and asked what the entry level price range would be for the missing middle housing. Mr. Beller explained that “podium style apartments” could include commercial uses on the ground floor with living spaces above. He added that the estate homes would likely range \$600,000 and above, and the missing middle component would likely start at \$250,000.

Mr. Keller offered his support and thanked the applicant for including the Planning Commission in the design charrette. He added that the development is appealing to a wide age range.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to recommend approval of the Highway 370 Mixed-Use Development Preliminary Plat (PP-21-0002) 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: Nine yeas, no nays. Motion carried.

Change of Zone – A request for Change of Zone from AG Agricultural to MU Mixed Use for the property legally described as part of Tax Lot 5, a tax lot located in the E1/2 of the NE1/4 of Section 34, Also together with part of the W1/2 of said NE 1/4 of Section 34, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 84th St and HWY 370. The applicant is 84-370 Main Street, LLC. (Highway 370 Mixed-Use Development) **CZ-21-0003**

Chairwoman Hich opened the public hearing.

Brent Beller, 11400 W Center Rd, Suite C (Omaha), stepped forward to represent the applicant, and offered to answer any additional questions.

Chairwoman Hoch called for proponents and opponents.

She acknowledged that Nathan Chavez, 102 Cedardale Road, provided comment via telephone and a summary of his concerns was distributed to the Planning Commission and the applicant.

Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Ms. Sotak, to recommend approval of the Highway 370 Mixed-Use Development Change of Zone (CZ-21-0003) 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: Nine yeas, no nays. Motion carried.

OTHER BUSINESS

Mr. Hrabik asked about the status of the proposed senior housing northeast of Cornhusker Road and Magnolia Ave. Staff explained that the applicant had recently applied for building permits.

Mr. Stursma noted that the April Planning Commission meeting would be held on Zoom, and the Planning Commission will meet in person again in May at Papillion Landing.

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Mr. Carson, to adjourn. The meeting adjourned by unanimous consent at 8:01 P.M.

CITY OF PAPHILLION

Rebecca Hoch, Chairwoman