

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
APRIL 28, 2021**

The Papillion Planning Commission met in open and public session on Wednesday, April 28, 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., John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Jim Masters was absent. Planning Director Mark Stursma and City Planner Michelle Romeo 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 April 16, 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](http://www.papillion.org).

**Approval of Agenda**

**Motion** was made by Ms. Emswiler, seconded by Mr. Thompson, to approve the agenda as presented. Roll call: Nine yeas, no nays. Motion carried.

**Approval of the Planning Commission Minutes**

**Motion** was made by Ms. Emswiler, seconded by Mr. Hrabik, to approve the March 31, 2021 minutes. Roll Call: Nine yeas, no nays. Motion carried.

**PUBLIC HEARINGS**

**Preliminary Plat** – A request for a Preliminary Plat for the property legally described as the NW1/4 and the W1/2 of the NE1/4, except Tax Lots 4A and 4B, and the SW1/4, except Tax Lot 1, and the W1/2 of the SE1/4, except Tax Lot 6, generally located on the southeast corner of S 72nd St and Capehart Rd. The applicant is Gene Graves. (Oak Leaf) **PP-20-0006**

Chairwoman Hoch opened the public hearing noting that the applicant has requested a continuance.

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant and explained that he would like more time to resolve the contingencies prior to presenting the project to the Planning Commission.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch left the public hearing open and called for Commission Discussion or Motion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Thompson, to continue the public hearing of the Oak Leaf Preliminary Plat (PP-20-0006) to a date to be determined by the applicant and staff. Roll call: Nine yeas, no nays. Motion carried.

**Change of Zone** – A request for a Change of Zone from AG Agricultural to R-4/PUD Multiple Family Residential with a Planned Unit Development Overlay and CC/PUD Community Commercial with a Planned Unit Development Overlay for the property legally described as the NW1/4 and the W1/2 of the NE1/4, except Tax Lots 4A and 4B, and the SW1/4, except Tax Lot 1, and the W1/2 of the SE1/4, except Tax Lot 6, generally located on the southeast corner of S 72nd St and Capehart Rd. The applicant is Gene Graves. (Oak Leaf) **CZ-20-0011**

Chairwoman Hoch opened the public hearing noting that the applicant has requested a continuance.

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant and explained that he would like more time to resolve the contingencies prior to presenting the project to the Planning Commission.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch left the public hearing open and called for Commission Discussion or Motion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to continue the public hearing of the Oak Leaf Change of Zone (CZ-20-0011) to a date to be determined by the applicant and staff. Roll call: Nine yeas, no nays. Motion carried.

**OTHER BUSINESS**

Chairwoman Hoch explained to the public that the Oak Leaf project would be placed on a later agenda, and public comment would also be allowed at that time.

Mr. Stursma reminded the Commission that the May Planning Commission meeting would be held at Papillion Landing. He also offered an update on the renovations at City Hall.

With no further business to come before the Commission, **Motion** was made by Mr. Hrabik, seconded by Mr. Carson, to adjourn. The meeting adjourned by unanimous consent at 7:18 P.M.

CITY OF PAPIILLION

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Rebecca Hoch, Chairwoman