

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING

MAY 27, 2020

The Papillion Planning Commission met in open and public session on Wednesday, May 27, 2020 at 7:00 PM via Zoom Video Conference pursuant to Executive Order 20-03 signed by Governor Ricketts on March 17, 2020. 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, Herb Thompson, and Wayne Wilson. With a full Commission present, alternate member Leanne Sotak was not required to attend the meeting. Planning Director Mark Stursma, Assistant City Attorney Carla Heathershaw Risko, Assistant Planning Director Travis Gibbons, City Planner Michelle Romeo, 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 Papillion Times on May 13, 2020. 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 in the City Council Chambers and on the City's website.

Approval of Agenda

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

Approval of the Planning Commission Minutes

Motion was made by Mr. Hrabik, seconded by Mr. Masters, to approve the April 29, 2020 minutes. Roll Call: Nine yeas, no nays. Motion carried.

FINAL PLATS

Final Plat – A Final Plat for the property legally described as Lot 1, Lincoln Way, generally located on the NW corner of 96th St and Osprey Ln. The applicant is Lincoln Way, LLC. (Lincoln Way Replat 1) **FP-20-0004**

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant and offered to answer any questions.

Chairwoman Hoch called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Emswiler, to recommend approval of the Lincoln Way Replat 1 Final Plat (FP-20-0004) because it is consistent with the revised Preliminary Plat, generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision regulations. Roll Call: Nine yeas, no nays. Motion carried.

PUBLIC HEARINGS

Special Use Permit – A Special Use Permit to allow Trade Services as a permitted use and to authorize and the construction of angled parking stalls along and directly accessed from E 1st Street pursuant to § 205-243(C) for the property legally described as Tax Lot BB, Section 24, T14N, R12E, generally located at 302 E 1st Street. The applicants are James R. Eischeid and Cynthia K. Eischeid. (302 E 1st Street SUP) **SUP-20-0004**

Chairwoman Hoch opened the public hearing.

The applicant was not present.

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

Mr. Masters asked whether it is common for applicants to not be available for a presentation. Ms. Blevins noted that the applicant may be having technical difficulties. Mr. Goff noted that a presentation is not required. Mr. Masters stated that he would prefer that the applicant be present.

Mr. Hrabik asked why the applicant is leaving a portion of the existing building on the property. Mr. Stursma and Mr. Gibbons explained that the applicants intend to utilize the remaining portion of the existing building for equipment storage and employee parking.

Mr. Hrabik asked whether there was additional space for striped parking on the northeast portion of the lot. Mr. Stursma noted that the applicant will need to meet the parking requirements for the site.

Mr. Keller asked for a summary of the request. Mr. Stursma explained that the property is currently utilized for salt and sand sales. He noted that the concrete storage bins and a portion of the building would be removed, and a new building would be built closer to 1st Street. He added that pushing the building further south would allow for the overhead doors to be located on the north side of the building and screened from 1st Street. He summarized that the southern façade would be more decorative in nature to allow for a transition to a commercial use if needed. Mr. Stursma explained that striped parking would be added to the public right-of-way which is already paved. He noted that this redevelopment of the site would ultimately bring the site closer to compliance with code.

Chairwoman Hoch offered her support to the project.

Mr. Stursma added that the surrounding area is largely industrial in nature; however, this plan would allow for a future transition to commercial uses.

Mr. Carson asked how many tenants the project would accommodate. Mr. Stursma and Mr. Gibbons explained that the building will accommodate four to five bays. Mr. Gibbons offered examples of common businesses that fall under the Trade Services use type. He added that this configuration is meant to accommodate small business rather than a larger scale operation.

Mr. Hrabik and Mr. Wilson offered support.

Mr. Wilson inquired as to the speed limit on this portion of E 1st Street. Mr. Stursma stated that he believes it is 25 mph.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Carson, to recommend approval of the Special Use Permit for 302 E 1st Street (SUP-20-0004) because the proposed land use is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with the Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Eight yeas, no nays, one abstention from Mr. Masters. Motion carried.

OTHER BUSINESS

Mr. Masters suggested that applicants test run Zoom meeting with staff prior to a Planning Commission meeting. Staff acknowledged his suggestion.

With no further business to come before the Commission, **Motion** was made by Ms. Emswiler, seconded by Mr. Hrabik, to adjourn. The meeting adjourned by unanimous consent at 7:25 P.M.

CITY OF PAPIILLION



Rebecca Hoot, Chairwoman