

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
JULY 31, 2019**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, July 31, 2019 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Howard Carson, Jim Hrabik, Raymond Keller Jr., Jim Masters, John E. Robinson III, Judy Sunde, Herb Thompson, and Wayne Wilson. Jim Masters and Leanne Sotak were absent. Planning Director Mark Stursma, City Attorney Alan Thelen, 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 July 17, 2019. 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.

**Approval of Agenda**

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

**Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Robinson III, seconded by Ms. Sunde, to approve the June 26, 2019 minutes. Roll Call: Eight yeas, no nays. Motion carried.

**PUBLIC HEARINGS**

**Preliminary Plat** – A Preliminary Plat for the property legally described as a tract of land located in the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4, located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of 72nd St and Schram Rd. The applicant is Papio Park, LLC. (Papio Park) **PP-19-0002**

Chairwoman Hoch opened the public hearing.

The applicant was not present.

Chairwoman Hoch called for proponents and opponents.

Chairwoman Hoch noted that staff recommended a continuance of the public hearing for this item. Seeing no further public input, Chairwoman Hoch left the public hearing open and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Keller, to recommend continuance of the public hearing for the Papio Park Preliminary Plat (PP-19-0002) to a time when the applicant has addressed the outstanding contingencies. Roll Call: Eight yeas, no nays. Motion carried.

**Change of Zone** - A Change of Zone from AG Agricultural to CC Community Commercial and R-4 Multiple-Family Residential for the property legally described as a tract of land located in the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4, located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of 72nd St and Schram Rd. The applicant is Papiro Park, LLC. (Papiro Park) **CZ-19-0002**

Chairwoman Hoch opened the public hearing.

The applicant was not present.

Chairwoman Hoch called for proponents and opponents.

Chairwoman Hoch noted that staff recommended a continuance of the public hearing for this item. Seeing no further public input, Chairwoman Hoch left the public hearing open and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to recommend continuance of the public hearing for the Papiro Park Change of Zone (CZ-19-0002) to a time when the applicant has resolved the outstanding contingencies. Roll Call: Eight yeas, no nays. Motion carried.

**Cities' Future Growth and Development Areas within Sarpy County, Nebraska Map** - Consideration of The Cities' Future Growth and Development Areas within Sarpy County Nebraska map, which map shall define the proposed boundaries of the City of Papillion's future growth and development based on documented population and economic growth trends and projected patterns of land development and infrastructure improvement. The applicant is the City of Papillion. (Future Growth and Development Areas Map) **MISC-19-0025**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He summarized that the map defines the future growth areas for all jurisdictions in Sarpy County, and designates where sewer service will be provided.

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

Chairwoman Hoch asked whether the map being adopted was an original or an amendment. Mr. Stursma noted that the map is an amendment, and that such a map has been in existence since Sarpy County began constructing its own sewer. He added that state law mandates that this map be updated. He explained that an interlocal cooperation agreement exists between the South Sarpy County Wastewater Agency, Sarpy County, and all cities within Sarpy County.

Ms. Sunde asked when the map was last updated. Ms. Romeo stated that the growth area map is an update to the 1995 version of the map. She added that this new map takes into account the expansion of each jurisdiction over time, as well as various boundary agreements between the municipalities.

Mr. Wilson asked what other entities need to approve the agreement. Mr. Stursma noted that each jurisdiction involved would need to adopt the map.

Mr. Robinson III asked how often the map would be updated. Mr. Stursma explained that the update of the map would be dependent on all parties involved. He added that there may not be a need to update the map in the future because all cities within Sarpy County have boundary agreements with the adjacent cities, therefore, future growth areas are already determined.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Wilson, to recommend approval of the Cities' Future Growth and Development Areas within Sarpy County, Nebraska Map (MISC-19-0025) because the request is generally consistent with the Comprehensive Plan and compliant with Neb. Rev. Stat. § 23-3608 and § 23-3611. Roll Call: Eight yeas, no nays. Motion carried.

**Growth Management Plan** - Consideration of a Growth Management Plan, which plan shall be used for development of the Master Plan for the Sarpy County and Cities Wastewater Agency. The applicant is the City of Papillion. (Growth Management Plan) **CPA-19-0003**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He explained that this request would adopt the Growth Management Plan as an amendment to the Comprehensive Plan.

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

Ms. Sunde asked staff to explain why the Growth Management Plan needs to be adopted, and how it will be integrated into the Comprehensive Plan. Ms. Romeo explained that the Growth Management Plan anticipates how areas south of the ridgeline will develop based on the timing of the provision of sewer services. Further, it establishes the priority of urban development based on the timing of the extension of sewer service. She added that the Growth Management Plan provides a more detailed plan of how areas designated as urban reserve in the 2002 version of the Comprehensive Plan will receive sewer service. She added that the concept within the Growth Management Plan will be integrated into the pending update of the Comprehensive Plan.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Carson, to recommend approval of the Growth Management Plan (CPA-19-0003) because the request is generally consistent with the Comprehensive Plan and compliant with Neb. Rev. Stat. § 23-3608 and § 23-3611. Roll Call: Eight yeas, no nays. Motion carried.

**Ordinance No. 1852** – An ordinance to amend Article XXXVI (Off-Street Parking of Chapter 205 of the Municipal Code having to do with off-street parking requirements. The applicant is the City of Papillion. (Off-Street Parking Amendment) **TC-19-0004**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He explained that some of the parking regulations in place are inconsistent with development needs and the regulations of comparable jurisdictions. He added that the proposed changes include the alphabetical organization of the Off-Street Parking Requirements schedule, the addition of missing use types, and the reduction of required parking for appropriate uses. He added that a provision is also being amended for properties that cannot provide adequate parking on-site to allow such property to lease parking space within 600 feet of the property.

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

Mr. Carson asked how the City determines whether to regulate required parking by capacity or square footage of the use. Mr. Stursma explained that the requirements vary based on best practices for the use type and the regulations other jurisdictions.

Mr. Thompson asked whether the change in terminology from “parking stalls” to “parking spaces” was for consistency. Mr. Stursma confirmed.

Mr. Thompson noted that Livestock Sales was being added as use type and asked whether staff could provide an example of such a business within the jurisdiction. Mr. Stursma explained that he was unaware of any such existing use within the City’s jurisdiction, and did not anticipate that one would develop. He added that the use was added so that there was not a hole in the regulation, as parking requirements for the existing use type was not previously defined.

Mr. Carson asked whether the proposed amendment had any effect on the regulation of off-street parking for recreational vehicles and trailers. Mr. Stursma said no.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to recommend approval of the Ordinance No. 1852 (TC-19-0004) because the request is generally consistent with Neb. Rev. Stat. § 19-901 and the vision and goals of the Comprehensive Plan. Roll Call: Eight yeas, no nays. Motion carried.

### **OTHER BUSINESS**

With no further business to come before the Commission, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to adjourn. The meeting adjourned by unanimous consent at 7:34 P.M.

CITY OF PAPPILLION

---

Rebecca Hoch, Chairwoman