

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
AUGUST 28, 2019**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, August 28, 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. Leanne Sotak and Wayne Wilson were absent. Planning Director Mark Stursma, City Attorney Alan Thelen, 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 August 14, 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. Masters, seconded by Mr. Thompson, 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. Carson, seconded by Mr. Robinson III, to approve the July 31, 2019 minutes. Roll Call: Eight yeas, no nays. Motion carried.

**FINAL PLATS**

**Final Plat** – A Final Plat for the property legally described as Tax Lot 5, Tax Lot P, Tax Lot E and Tax Lot D1A located in the SW ¼ of Section 6, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SE of the intersection of S 60<sup>th</sup> St and Maass Rd. The applicant is Martin Stepanek. (Stepanek Farms) **FP-19-0007**

**Consideration of this item occurred after the Motion and Vote for the Stepanek Farms Change of Zone.**

Upon completion of the Motion and Vote on the Stepanek Farms Change of Zone, Chairwoman Hoch called for consideration of the Stepanek Farms Final Plat.

Joe Dethlefs, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant.

Chairwoman Hoch called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hrabik, to recommend approval of the Stepanek Farms Final Plat (FP-19-0007) 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: Eight yeas, no nays. Motion carried.

## **PUBLIC HEARINGS**

**Preliminary Plat** – A Preliminary Plat for the property legally described as Tax Lot 5, Tax Lot P, Tax Lot E and Tax Lot D1A located in the SW ¼ of Section 6, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SE of the intersection of S 60<sup>th</sup> St and Maass Rd. The applicant is Martin Stepanek. (Stepanek Farms) **PP-19-0003**

Chairwoman Hoch opened the public hearing.

Joe Dethlefs, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant.

Chairwoman Hoch asked Mr. Dethlefs to provide an overview of the project. Mr. Dethlefs explained that the Preliminary Plat proposes to subdivide the property in question into three total lots. He added that one lot would be zoned RE Rural Residential Estates, and the remaining two outlots would remain agricultural. Mr. Dethlefs stated that Outlot A will be sold to a neighboring property owner and Outlot B will be retained as farmland until redeveloped in the future.

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 whether the applicant was confident that he could address the contingencies listed in the Planning Commission Staff Report. Mr. Dethlefs answered in the affirmative. He added that City Council has approved a well permit for Lot 1.

Mr. Masters noted that Section III, D, 4 of the Planning Commission Staff Report states that the use of well and septic systems on Lot 1 are to be temporary in nature. He asked for clarification on the intent of the word “temporary” within this reference. Mr. Dethlefs explained that the details of such temporary connection would be addressed within the Subdivision Agreement for the development. He added that well or septic failure on Lot 1 in the future may initiate the need for a connection to sewer and water systems. Mr. Stursma concurred with Mr. Dethlefs.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Sunde, to recommend approval of the Stepanek Farms Preliminary Plat (PP-19-0003) 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: Eight yeas, no nays. Motion carried.

**Change of Zone** - A Change of Zone from AG Agricultural to RE Rural Residential Estates for the property legally described as Tax Lot 5, Tax Lot P, Tax Lot E and Tax Lot D1A located in the SW ¼ of Section 6, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SE of the intersection of S 60<sup>th</sup> St and Maass Rd. The applicant is Martin Stepanek. (Stepanek Farms) **CZ-19-0003**

Chairwoman Hoch opened the public hearing.

Joe Dethlefs, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant.

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

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Carson, to recommend approval of the Stepanek Farms Change of Zone (CZ-19-0003) 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: Eight yeas, no nays. Motion carried.

**Preliminary Plat** - A Preliminary Plat for the property legally described as a tract of land located in the W ½ of the NW ¼ of Section 2, T13N, R11E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SE corner of S 156<sup>th</sup> St and Schram Rd. The applicant is R&R Realty Group. (R&R Commerce Park South) **PP-19-0007**

Chairwoman Hoch opened the public hearing.

The applicant was not present.

Chairwoman Hoch called for proponents and opponents.

Jene Petersen, 15514 Capehart Road, stepped forward to support the construction of S 156<sup>th</sup> Street south to Schram Road. She expressed concerns regarding a proposed road that would run east to west along the southern portion of the subject property.

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. Masters, seconded by Mr. Hrabik, to recommend continuance of the public hearing for the R&R Commerce Park South Preliminary Plat (PP-19-0007) to a time when the applicant and staff are ready to present the project. Roll Call: Eight yeas, no nays. Motion carried.

**Change of Zone** - A Change of Zone from AG Agricultural to LI Limited Industrial for the property legally described as a tract of land located in the W ½ of the NW ¼ of Section 2, T13N, R11E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located on the SE corner of S 156<sup>th</sup> St and Schram Rd. The applicant is R&R Realty Group. (R&R Commerce Park South) **CZ-19-0007**

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 left the public hearing open and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Keller, to recommend continuance of the public hearing for the R&R Commerce Park South Change of Zone (CZ-19-0007) to a time when the applicant and staff are ready to present the project. Roll Call: Eight yeas, no nays. Motion carried.

**Large Project Special Use Permit** - A Large Project Special Use Permit for the property legally described as a tract of land located in the W ½ of the NW ¼ of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 156<sup>th</sup> St and Schram Rd. The applicant is R&R Realty Group. (R&R Commerce Park South) **SUP-19-0005**

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 left the public hearing open and called for Commission Discussion.

Ms. Sunde asked staff to address the public comment provided during consideration of the R&R Commerce Park South Preliminary Plat. Mr. Stursma explained that consideration of a potential east to west street connection proposed on the south side of the subject property was requested by staff to accommodate future development on the property to the south.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Ms. Sunde, to recommend continuance of the public hearing for the R&R Commerce Park South Large Project Special Use Permit (SUP-19-0005) to a time when the applicant and staff are ready to present the project. Roll Call: Eight yeas, no nays. Motion carried.

**Comprehensive Plan Amendment** – A Comprehensive Plan Amendment to amend all maps attached to or otherwise made a part of the Comprehensive Plan (including all approved amendments) to reflect the boundary established between the City of Papillion and the City of Gretna as depicted in the Interlocal Cooperation Agreement, dated April 16, 2019, for the establishment of such boundary. The applicant is the City of Papillion. (Gretna Boundary Agreement Comprehensive Plan Amendment) **CPA-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 the purpose of the request is to amend all maps associated with the Comprehensive Plan to reflect the recent Boundary Agreement between the City of Papillion and the City of Gretna.

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

Mr. Hrabik asked whether boundary agreements are related to the cross-connections of sewer and water services. Mr. Stursma noted that knowing the potential future boundaries of each jurisdiction is helpful in the planning of infrastructure needs for future development.

Mr. Masters commended the cities for working collaboratively.

Mr. Keller asked staff to clarify the map included in the Planning Commission Staff Report. Mr. Stursma displayed the map and offered a brief overview. He reiterated that any map related to the Comprehensive Plan would be amended to honor the boundary agreement with Gretna.

Mr. Carson asked whether Gretna was supportive of the amendment. Mr. Stursma noted that the need to amend the Comprehensive Plan was outlined in the Boundary Agreement executed by both municipalities.

Ms. Sunde asked for clarification on the scope of the previous Boundary Agreement. Mr. Stursma explained that the previous Boundary Agreement with Gretna extended along I-80 to approximately S 180<sup>th</sup> Street.

Chairwoman Hoch asked why the boundary line jogs to the east at S 192<sup>nd</sup> Street. Mr. Stursma noted that this was a compromise to allow the City of Papillion to have presence at the pending interstate interchange proposed near S 192<sup>nd</sup> Street. He noted that Gretna is in the process of annexing properties near the proposed interchange.

Mr. Hrabik noted that the Papillion boundary never crosses I-80. Mr. Stursma confirmed. He added that there is language within the Boundary Agreement to amend the boundary agreement if the alignment of the proposed interchange changes.

With no further discussion, **Motion** was made by Mr. Masters, seconded by Mr. Hrabik, to recommend approval of the Comprehensive Plan Amendment related to the 2019 Boundary Agreement with the City of Gretna (CPA-19-0004) because the request is consistent with the 2019 Boundary Agreement between the City of Papillion and the City of Gretna, and in compliance with Neb. Rev. Stat. § 19-901 and Neb. Rev. Stat. § 19-903. Roll Call: Eight yeas, no nays. Motion carried.

#### **OTHER BUSINESS**

Chairwoman Hoch acknowledged Mr. Keller's students in the gallery.

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Mr. Thompson, to adjourn. The meeting adjourned by unanimous consent at 7:38 P.M.

CITY OF PAPILLION

---

Rebecca Hoch, Chairwoman