

**DRAFT MINUTES
PAPILLION PLANNING COMMISSION MEETING
SEPTEMBER 30, 2020**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, September 30, 2020 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, Judy Emswiler, Jim Masters, John E. Robinson III, Herb Thompson, and Wayne Wilson. Raymond Keller Jr. and Jim Hrabik were absent. With a full commission anticipated, alternate member Leanne Sotak was not required to attend. Assistant City Attorney Carla Heathershaw Risko and Assistant Planning Director Travis Gibbons 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 September 16, 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.

Approval of Agenda

Motion was made by Mr. Masters, seconded by Mr. Thompson, to approve the agenda as presented. Roll call: Seven yeas, no nays. Motion passes.

Approval of the Planning Commission Minutes

Motion was made by Mr. Robinson III, seconded by Mr. Wilson, to approve the August 26, 2020 minutes. Roll Call: Seven yeas, no nays. Motion carried.

PUBLIC HEARINGS

Ordinance No. 1885 - Building Code Update - An ordinance to amend Article III, Section 92-15, the Papillion Municipal Code having to do with the adoption of International Building Code (IBC); International Residential Code (IRC); International Energy Conservation Code (IECC); International Plumbing Code (IPC); International Mechanical Code (IMC); International Code Council Electrical Code; International Fuel Gas Code (IFGC); and International Existing Building Code (IEBC); to amend Article III, Section 92-15 of the Papillion Municipal Code and provide for an effective date. The applicant is the City of Papillion. (Building Code Update) **MISC-20-0018**

Chairwoman Hoch opened the public hearing.

Chief Building Official Shawn Hovseth, 122 E 3rd Street, stepped forward to represent the applicant. He summarized that the City currently operates under the 2015 International Residential Code (IRC) and 2012 International Building Code (IBC), and that this update would bring the code up to date with the state with the 2018 versions of model code. He added that some additional changes are proposed to increase compatibility with other local jurisdictions. Mr. Hovseth noted that a separate amendment regarding the pool code that impacts zoning code will be forthcoming.

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

Mr. Masters asked the applicant to summarize the benefits of the proposed amendment. Mr. Hovseth summarized that the updated code includes updated structural standards that take climate change into account as well as mechanisms for more energy efficient practices.

Ms. Emswiler asked whether the proposed amendment may have any negative effects on growth and development, or zoning code. Mr. Hovseth reiterated that the bulk of the amendment is derived from model code, and that the purpose of the update is to provide consistency for builders within the metro. He confirmed that the update seeks to streamline building code practices with surrounding communities.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Carson, to recommend approval of Ordinance No. 1885 – Building Code Update (MISC-20-0018) because the proposed ordinance will bring municipal code into compliance with code standard set by the State of Nebraska and provide consistency with surrounding jurisdictions. Roll Call: Seven yeas, no nays. Motion carried.

Text Change – A request to amend Section 205-208(A)(6) of Article XXXIII (Supplemental Use Regulations), of Chapter 205 Zoning Regulations having to do with Beauty and Barber Shops as a home-based business or home occupation. The applicant is the City of Papillion. (Beauty and Barber Shops - Home Based Businesses Ordinance Amendment) **TC-20-0004**

Chairwoman Hoch opened the public hearing.

Travis Gibbons, 122 E 3rd Street, stepped forward to represent the applicant. He summarized that Section 205-208(A)(1) of the Papillion Municipal Code currently requires home-based salons to obtain a Special Use Permit. He noted that with the presence of COVID, there has been an upswing of residents looking into this use, and that the City is unaware of any complaints regarding existing home salons. He added that the purpose of this amendment is to relax the regulations to allow one-chair salons without a Special Use Permit, while still requiring a Special Use Permit for more intensive home salons (i.e. two or more chairs).

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

Mr. Masters asked whether this change would inadvertently allow other similar uses as home-based businesses. Mr. Gibbons noted that the City does not have a formal approval process for home-based businesses and home occupations. He added that such businesses are regulated on a complaint basis.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Ms. Emswiler, to recommend approval of the of the ordinance amendment having to do with beauty and barber shops as a home-based business/home occupation (TC-20-0004) based on consistency with Neb. Rev. Stat. § 19-901. Roll Call: Seven yeas, no nays. Motion carried

OTHER BUSINESS

Mr. Gibbons stated that the Commission could expect the Comprehensive Plan update to be in the November 2020 Planning Commission Agenda.

With no further business to come before the Commission, **Motion** was made by Mr. Robinson III, seconded by Mr. Carson, to adjourn. The meeting adjourned by unanimous consent at 7:19 P.M.

CITY OF PAPILLION

Rebecca Hoch, Chairwoman