

# MINUTE RECORD

## PAPILLION PLANNING COMMISSION MEETING OCTOBER 25, 2023

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, October 25, 2023 at 7:00 PM. Vice Chair Howard Carson called the meeting to order. Planning & Legal Clerk Tarja Koistila called the roll. Planning Commission members present were Craig Mielke, Michael Erdman, Raymond Keller Jr, John Robinson III, Leanne Sotak and Heather Bernady. Rebecca Hoch, Herb Thompson, and Wayne Wilson were absent. Planning Director Travis Gibbons, Senior Planner Michelle Romeo, Planner I Kevin Pflager, Assistant City Attorney Carla Heathershaw Risko, and Deputy City Engineer Derek Goff were also present.

Vice Chair Carson stated that the Highway 370 Mixed-Use Development Mixed Use Development Agreement Amendment has been withdrawn by the applicant and will not be heard at the meeting.

Vice Chair Carson led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Times on October 11, 2023. Copies of proof of publication are on file at the office of the City Clerk.

Vice Chair Carson announced that a copy of the Open Meetings Act is posted in Council Chambers.

Mayor Black stepped forward to swear in new Planning Commission member Craig Mielke.

### **Approval of Agenda**

**Motion** was made by Mr. Robinson III, seconded by Ms. Sotak, to approve the agenda as presented. Roll call: Seven yeas, no nays. Motion carried.

### **Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Robinson III, seconded by Ms. Bernady, to approve the August 30, 2023 minutes. Roll Call: Seven yeas, no nays. Motion carried.

### **Approval of the 2024 Planning Commission Schedule.**

**Motion** was made by Mr. Robinson III, seconded by Ms. Bernady, to approve the 2024 Planning Commission Schedule. Roll Call: Seven yeas, no nays. Motion carried.

### **PUBLIC HEARINGS**

**Revised Preliminary Plat** – A request for a Revised Preliminary Plat for the property legally described as a tract of land located in the SE ¼ of the SW ¼ of Section 36, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, generally located at NW of 66<sup>th</sup> Street and Schram Road. The applicant is Spruce Capital Group, LLC. **PP-22-0003R** (Tighe Farm)

Vice Chair Carson opened the public hearing and called for the applicant.

Mr. Larry Jobeun, 11440 W Center Rd, Omaha NE, stepped forward to represent the client. Mr. Jobeun stated that the Preliminary Plat was previously approved by Council; however, a revised version is being presented because the project is proposed to be phased. He also stated that there are no changes to either the Preliminary Plat or the Final Plat for phase 1. Mr. Jobeun stated that the reason for phasing the project is the cost associated with installing S 66<sup>th</sup> Street, which will be completed with Phase 2.

Vice Chair Carson acknowledged that correspondence was received from Carla Tighe, 14102 S 108<sup>th</sup> St, Springfield NE. He noted that such correspondence was part of the public hearing record.

Vice Chair Carson called for proponents and opponents.

Mr. Terry Tighe, 14102 S 108<sup>th</sup> St, Springfield NE, asserted that having one entrance from Schram Road would cause issues with construction equipment and be especially difficult for emergency vehicle access. Mr. Tighe also stated that at a previous City Council meeting it had been promised that 66<sup>th</sup> Street would be put through immediately.

Seeing no further public input, Vice Chair Carson closed the public hearing and called for Commission Discussion.

Mr. Jobeun explained that Phase 1 will have two access points onto Schram Road. He also stated that Phase 1 will have 165 dwelling units and Phase 2 will have 205 dwelling units. He noted that the two access points from Schram Road will be sufficient for Phase 1. Mr. Jobeun stated that the subdivision agreement will have provisions for constructing S 66<sup>th</sup> Street including triggering events and a requirement to construct it with Phase 2. He also stated that the timing of Phase 2 will be partially dependent on development of the surrounding area.

Mr. Keller asked about the timing of S 66<sup>th</sup> Street and Phase 2. Mr. Jobeun stated that Phase 2 will trigger the construction of S 66<sup>th</sup> Street, which should take two years to complete.

Mr. Mielke asked about the reason for phasing the project. Mr. Jobeun stated that the phasing is directly related to the cost of S 66<sup>th</sup> Street because Tighe Farm cannot solely financially support the construction of S 66<sup>th</sup> Street.

Ms. Sotak request confirmation that contingencies #2 and #9 of the Planning Commission Staff Report apply to S 66<sup>th</sup> Street. Ms. Romeo explained that contingency #2 requires the design of S 66<sup>th</sup> Street to follow the ridgeline boulevard section. She then advised that contingency #9 requires approvals from Sarpy County since S 66<sup>th</sup> Street is going to be a part of the county's road system.

Mr. Keller asked about obtaining the S 66<sup>th</sup> Street right-of-way from the land to the east. Mr. Jobeun stated that the subdivision agreement will require that the SID enter into an interlocal cooperation agreement with Sarpy County, and typically Sarpy County will acquire the right-of-way necessary for the street improvement. He noted that Sarpy County has the power of eminent domain.

With no further discussion, **Motion** was made by Mr. Robinson, seconded by Mr. Keller, to recommend approval of Tighe Farm (PP-22-0003R) because it is generally consistent with the