

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
OCTOBER 28, 2020**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, October 28, 2020 at 7:00 PM. Vice Chairman John E. Robinson III called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Judy Emswiler, Jim Hrabik, Raymond Keller Jr., Leanne Sotak, Herb Thompson, and Wayne Wilson. Howard Carson, Rebecca Hoch, and Jim Masters were absent. Planning Director Mark Stursma, Assistant City Attorney Carla Heathershaw Risko, Deputy City Engineer Alex Evans, and Assistant Planning Director Travis Gibbons were also present.

Vice Chairman Robinson III led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Papillion Times on October 14, 2020. A copy of proof of publication is on file at the office of the City Clerk.

Vice Chairman Robinson III announced that a copy of the Open Meetings Act is posted in the City Council Chambers.

**Approval of Agenda**

**Motion** was made by Mr. Keller, seconded by Ms. Emswiler, 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. Hrabik, seconded by Mr. Thompson, to approve the September 30, 2020 minutes. Roll Call: Seven yeas, no nays. Motion carried.

**Approval of the 2021 Planning Commission Meeting Schedule**

**Motion** was made by Ms. Sotak, seconded by Mr. Wilson, to approve the 2021 Planning Commission Meeting Schedule. Roll Call: Seven yeas, no nays. Motion carried.

**FINAL PLATS**

**Final Plat** - A Final Plat or the property legally described as a tract of land located in the S ½ of the NW ¼ and Tax Lot 9 in the NW ¼ and part of Tax Lot 10 in the SW ¼ all in Section 15, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 168th St and Fairview Rd. The applicant is Omaha Public Power District. (SC South) **FP-20-0009**

**Consideration of this item occurred after the Motion and Vote for the SC South Preliminary Plat and Special Use Permit.**

Upon completion of the Motion and Vote for the SC South Special Use Permit, Vice Chairman Robinson III called for consideration of the SC South Final Plat.

Mary Fisher, 444 S 16<sup>th</sup> Street Mall (Omaha), stepped forward to represent the applicant. She did not offer further testimony regarding this project.

Vice Chairman Robinson III called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Hrabik, to recommend approval of the SC South Final Plat (FP-20-0009) 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: Seven 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 S ½ of the NW ¼ and Tax Lot 9 in the NW ¼ and part of Tax Lot 10 in the SW ¼ all in Section 15, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 168th St and Fairview Rd. The applicant is Omaha Public Power District. (SC South) **PP-20-0005**

Vice Chairman Robinson III opened the public hearing.

Mary Fisher, 444 S 16<sup>th</sup> Street Mall (Omaha), stepped forward to represent the applicant and distributed a handout to the Planning Commission and staff. She offered an overview of OPPD's "Power with Purpose" program highlighting that the public utility has a goal of net zero carbon emissions by 2050. She explained that OPPD intends to achieve this with large scale solar energy systems and natural gas backups, noting that this proposal is for a natural gas component. Ms. Fisher summarized several reasons that OPPD chose this location including, proximity to critical infrastructure and supporting the growth and reliability of the electric system. She added that OPPD will voluntarily pay the \$2.5 million sewer connection fees to keep the Southern Sarpy Wastewater Partnership viable.

Ms. Fisher stated that the Nebraska Power Review Board unanimously approved the request for a new natural gas generation plant at this location. In addition, OPPD has engaged stakeholders for this project.

Ms. Fisher directed the Planning Commission to a series of conceptual elevations for the plant, and explained that the plant would include two stacks that would range from 90 feet to 150 feet in height. She provided a conceptual development plan that includes high-density residential and commercial components on the western and southern fringes of the parcel to illustrate that portions of the parcel would be viable for urban development.

Ms. Fisher stated that natural gas generation plants typically only operate during critical times, or about 5% of the time. She projected that the proposed plant would operate 5% - 15% of the time.

Mr. Hrabik suggested that OPPD is behind in implementing renewable energy systems compared to other public utilities. Ms. Fisher noted that most renewable energy sources implemented by other utilities are not necessarily offsetting the emissions of non-renewable energy sources. She added that OPPD has been thoughtful about their process in order to reach a goal of net zero carbon.

Mr. Hrabik asked whether solar power is feasible. Ms. Fisher noted that OPPD is working on solar projects as well, just not at this location. Mr. Hrabik inquired as to whether land in Sarpy County was too expensive to make solar energy plants feasible. Ms. Fisher noted that the market for land

is very competitive, however, OPPD is working on several large scale solar installations in the areas they serve.

Mr. Hrabik asked whether locating the facility near the landfill was strategic. Ms. Fisher explained that OPPD is able to utilize the methane gas produced by landfills.

Vice Chairman Robinson III called for proponents and opponents. Seeing no further input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

Mr. Thompson inquired whether OPPD is implementing tools to mitigate sound pollution to neighboring properties. Ms. Fisher confirmed that OPPD intends to mitigate the sound levels as necessary to meet code. She estimated that on the site daytime noise would be at approximately 74 decibels. She noted that OPPD has completed sound studies at the site.

Mr. Wilson asked whether it would take more land to construct a solar site. Ms. Fisher noted that solar energy plants require approximately three acres per megawatt produced.

Mr. Wilson asked why the Special Use Permit is needed for use of a well. Ms. Fisher explained that the facility will be constructed prior to the waste water agency building sewer. She added that well and septic will be adequate, as she anticipates that there will only be six to ten employees on site at a time.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Hrabik, to recommend approval of the SC South Preliminary Plat (PP-20-0005) 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: Seven yeas, no nays. Motion carried.

**Special Use Permit** – A Special Use Permit to allow Utilities as a permitted use on the property legally described as a tract of land located in the S ½ of the NW ¼ and Tax Lot 9 in the NW ¼ and part of Tax Lot 10 in the SW ¼ all in Section 15, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 168th St and Fairview Rd. The applicant is Omaha Public Power District. (SC South) **SUP-20-0006**

Vice Chairman Robinson III opened the public hearing.

Mary Fisher, 444 S 16<sup>th</sup> Street Mall (Omaha), stepped forward to represent the applicant. She did not offer further testimony regarding this project.

Vice Chairman Robinson III called for proponents and opponents. Seeing no further input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Hrabik, to recommend approval of the SC South Special Use Permit (SUP-20-0006) 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: Seven yeas, no nays. Motion carried.

**Comprehensive Plan Amendment** - A request to approve a Comprehensive Plan Amendment to update the Growth Management Plan (GMP) and adopt the implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency. The applicant is the City of Papillion. (Growth Management Plan - Implementing Policies and Procedures) **CPA-20-0011**

Vice Chairman Robinson III opened the public hearing.

Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He summarized that the Sarpy County and Cities Wastewater Agency's Growth Management Plan established the framework for urban development and urban reserve zones south of the ridgeline in Sarpy County. He added that the requested amendment is to adopt the policies and procedures for implementation of the plan.

Vice Chairman Robinson III called for proponents and opponents. Seeing no further input, Vice Chairman Robinson III closed the public hearing and called for Commission Discussion.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Thompsom, to recommend approval of the Growth Management Plan - Implementing Policies and Procedures (CPA-20-0011) because it is generally consistent with the Comprehensive Plan and in compliance with Neb. Rev. Stat. § 23-3608 and § 23-3611. Roll call: Seven yeas, no nays. Motion carried.

#### **OTHER BUSINESS**

Mr. Stursma thanked OPPD for their collaborative efforts on the SC South project.

He recapped the Comprehensive Plan meeting held in October.

He noted that HDR is holding a three day design charrette regarding the northwest corner of S Washington Street and HWY 370.

He offered a reminder for an upcoming Missing Middle Housing presentation.

Finally, he added that there would not be a Planning Commission Meeting in November.

With no further business to come before the Commission, **Motion** was made by Mr. Hrabik, seconded by Mr. Thompson, to adjourn. The meeting adjourned by unanimous consent at 7:45 P.M.

CITY OF PAPIILLION

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John E. Robinson III, Vice Chairman