

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
NOVEMBER 18, 2020**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, November 18, 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, John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Judy Emswiler, Jim Hrabik, Raymond Keller Jr., and Jim Masters were absent. Planning Director Mark Stursma, Assistant City Attorney Carla Heathershaw Risko, 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 November 4, 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. Robinson III, seconded by Mr. Thompson, to approve the agenda as presented. Roll call: Six yeas, no nays. Motion carried.

**Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Robinson III, seconded by Mr. Wilson, to approve the October 28, 2020 minutes. Roll Call: Five yeas, no nays, one abstention from Mr. Carson. Motion carried.

**FINAL PLATS**

**Final Plat** – A Final Plat for the property legally described as a tract of land located in the S ½ of the NE ¼ of Section 35, T14N, R11E of the 6th PM, Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Rd. The applicant is Development Services Corp. (R & R Commerce Park (Phase 4)) **FP-20-0008**

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant. He explained that the request would complete the fourth and final phase of R & R Commerce Park. He added that the final portion of Gold Coast Road would be completed along the project frontage, as well as the construction of S 150<sup>th</sup> Street along the western side of the property. Mr. Jobeun confirmed that the applicant was confident that all contingencies would be resolved.

Chairwoman Hoch called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Wilson, to recommend approval of the R & R Commerce Park (Phase 4) Final Plat (FP-20-0008) because it is generally consistent with the Comprehensive Plan as amended, compatible with adjacent uses,

and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll call: Six yeas, no nays. Motion carried.

**OTHER BUSINESS**

Mr. Stursma thanked the Planning Commission for attending meetings regarding the Comprehensive Plan update and “Missing Middle Housing.” Mr. Carson and Mr. Thompson joined the conversation.

With no further business to come before the Commission, **Motion** was made by Mr. Carson, seconded by Mr. Thompson, to adjourn. The meeting adjourned by unanimous consent at 7:13 P.M.

CITY OF PAPILLION

---

Rebecca Hoch, Chairwoman