

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
DECEMBER 16, 2020**

The Papillion Planning Commission met in open and public session on Wednesday, December 16, 2020 at 7:00 PM via Zoom Video Conference pursuant to Executive Order 20-36 issued by Governor Ricketts on November 25, 2020. 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 Hrabik, Raymond Keller Jr, Jim Masters, John E. Robinson III, Herb Thompson, and Wayne Wilson. With a full Commission present, alternate member Leanne Sotak was not required to attend. Planning Director Mark Stursma, Assistant Planning Director Travis Gibbons, City Planner Michelle Romeo, 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 December 2, 2020 and December 9, 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: Nine yeas, no nays. Motion carried.

**Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Hrabik, seconded by Mr. Masters, to approve the November 18, 2020 minutes. Roll Call: Nine yeas, no nays. Motion carried.

**PUBLIC HEARINGS**

**Preliminary Plat** - A Preliminary Plat for the property legally described as legally described as Lot 3 and Outlot A, Steel Ridge South, together with the platting of Tax Lot 2D and Tax Lot 9 of the NW1/4 of Section 35, T14N, R11 E of the 6th P.M., Sarpy County, NE and those parts of the SW1/4, SE1/4, and NE1/4 of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, lying south and east of Interstate 80 right-of-way except those parts taken for road right-of-way, generally located south of HWY 370 between I-80 and 156th Street. The applicant is Dowd Grain Co. (Steel Ridge South (Phases 2 - 3)) **PP-20-0002**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant. He explained that this proposal encompasses the second and third phases of Steel Ridge South. He noted that the realignment of Cooper Street to the west of this development caused the need for a change in the layout of the development.

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 the applicant could divulge any of the proposed businesses that may locate to this development. Mr. Kellner stated that he could not discuss potential businesses; however, he anticipates that some of the smaller lots will likely be consolidated for larger uses.

Ms. Emswiler asked whether the applicant is confident he can address the contingencies listed in the Planning Commission Staff Report. Mr. Kellner answered in the affirmative.

Mr. Carson asked whether there was a plan to improve the intersection at S 150<sup>th</sup> St and HWY 370, as this development would likely utilize that access. Mr. Kellner stated that the State has completed the design to reconstruct S 150<sup>th</sup> Street to be a four-lane road and is currently acquiring the necessary right-of-way and easements. He anticipated that construction would begin in the spring.

Mr. Carson asked when Schram Road would be improved along the southern portion of the development. Mr. Kellner anticipated that such construction would occur in phases as the development materializes to the west. He anticipated that the portion of Schram Road that abuts Phase 2 would begin construction in 2022.

Mr. Carson asked for elevations. Mr. Kellner noted that the design work is not done, but would be submitted with the building permit. Mr. Carson asked the applicant to remain cognizant of the design standards expected for an entrance corridor to the City.

With no further discussion, **Motion** was made by Mr. Hrabik, seconded by Mr. Masters, to recommend approval of the Steel Ridge South Preliminary Plat (PP-20-0002) for Phases 2 – 3 because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll call: Nine yeas, no nays. Motion carried.

**Change of Zone** – A Change of Zone from AG Agricultural and LI Limited Industrial to LI Limited Industrial for the property legally described as Lot 3 and Outlot A, Steel Ridge South, together with the platting of Tax Lot 2D and Tax Lot 9 of the NW1/4 of Section 35, T14N, R11 E of the 6th P.M., Sarpy County, NE and those parts of the SW1/4, SE1/4, and NE1/4 of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, lying south and east of Interstate 80 right-of-way except those parts taken for road right-of-way, generally located south of HWY 370 between I-80 and 156th Street. The applicant is Dowd Grain Co. (Steel Ridge South (Phases 2 - 3)) **CZ-20-0004**

Chairwoman Hoch opened the public hearing.

Doug Kellner, 10836 Old Mill Road (Omaha), stepped forward to represent the applicant. He did not wish to present additional testimony for this project.

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

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Hrabik, to recommend approval of the Steel Ridge South Change of Zone (CZ-20-0004) for Phases 2 – 3 because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll call: Nine yeas, no nays. Motion carried.

**Ordinance No. 1912** – A request to amend Article XXXVI (Off-Street Parking) of Chapter 205 (Zoning Ordinance) having to do with Off-street Parking. The applicant is the City of Papillion. (Off-Street Parking Regulations Amendment) **TC-20-0005**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3<sup>rd</sup> Street, stepped forward to represent the applicant. He summarized that the proposal seeks to amend the Off-Street Parking regulations to offer flexibility in parking requirements for large uses, as well as a general update to provide consistent language throughout the Zoning Regulations and to bring said regulations into compliance with current practices.

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

Mr. Hrabik asked for clarification on the proposed revision of Section 205-249(F) regarding recreational vehicles equipped with liquefied petroleum gas containers. Mr. Stursma explained that this revision is meant to clarify that the owner, user, or operator of the recreational vehicle is responsible for maintenance of liquefied petroleum gas containers.

Mr. Wilson asked whether the change regarding bicycle parking is consistent with other communities. Mr. Stursma stated that Papillion is more progressive regarding bicycle parking than other communities. He added that this change was brought about because of the Willa project, noting that the site design calls for 1500 parking stalls, and the current bicycle parking regulations would have required hundreds of bike stalls. Mr. Gibbons stated that the revised requirement follows the model of ADA parking requirements with a 2% minimum required.

Mr. Keller asked for clarification on changing the word “must” to “shall”. Mr. Stursma stated that this is meant to provide consistency across the Zoning Regulations.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Thompson, to recommend approval of Ordinance No. 1912 (TC-20-0005) based on consistency with Neb. Rev. Stat. § 19-901 and consistency with the vision and goals of the Comprehensive Plan. Roll call: Nine yeas, no nays. Motion carried.

### **OTHER BUSINESS**

Mr. Stursma discussed the pending Comprehensive Plan Update and the City Hall renovation.

With no further business to come before the Commission, **Motion** was made by Mr. Hrabik, seconded by Ms. Emswiler, to adjourn. The meeting adjourned by unanimous consent at 7:42 P.M.

CITY OF PApILLION

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Rebecca Hoch, Chairwoman