

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
NOVEMBER 28, 2018**

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, November 28, 2018 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, Raymond Keller Jr., John E. Robinson III, Leanne Sotak, Judy Sunde, and Wayne Wilson. David Barker and Jim Masters were absent. Herb Thompson joined the Commission at 7:01 P.M. Planning Director Mark Stursma, Assistant Planning Director Travis Gibbons, City Attorney Karla Rupiper, 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 21, 2018. 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 Ms. Sunde, 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. Sotak, to approve the October 24, 2018 minutes. Roll Call: Six yeas, no nays, two abstentions from Mr. Keller and Ms. Sunde. Motion carried.

**PUBLIC HEARINGS**

**Special Use Permit** – A Special Use Permit to allow Child Care Center as a permitted use on the property legally described as Lots 19 and 20, Sarpy 84 Commercial Park, generally located at 1214 N Monroe St. The applicant is Lisa Feick. (1214 N Monroe St - Feick Child Care Center) **SUP-18-0005**

Chairwoman Hoch opened the public hearing.

Lisa Feick, 1411 Cherry Tree Lane, stepped forward as the applicant. She explained that she owns the ABC and Me childcare center in La Vista, and intends to move her business to a larger space. She added that she is scheduled to close on the property at the end of this year. ABC and Me is currently licensed to serve 80 children, however, she anticipates that this facility would allow her to serve 100 – 125 children. She stated that the hours of operation would be 7:00 A.M. to 5:45 P.M., Monday – Friday. Her facility typically serves children between the ages of six weeks and five years old. She explained that she currently has 15 staff members working for her; however, she will have to expand her staff to take on more children. She explained that a portion of the parking lot will be fenced off to accommodate the required playground area, and that this area would remain asphalt with a cushioned mat eventually being installed. She added that the parking lot would be restriped with her renovations to the property.

Ms. Feick noted that there is an Automotive rental and sales use currently existing at the property. She added that the current property owner has asked that this use remain there until she is ready to open for business.

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

Mr. Carson asked staff and the applicant to speak about the suggested drop-off lane referenced in the Planning Commission Staff Report. Mr. Gibbons explained that one of the conditions of the Special Use Permit requires the applicant to restripe the parking lot to include drive aisle access. Ms. Feick noted that the drop-off lane does not necessarily make sense for her business, but she is willing to work with staff to find another solution.

Chairwoman Hoch asked whether staff had an issue with the Automotive rental and sales use remaining on the lot until renovations are finished. Mr. Stursma stated that staff does not have an issue with the Automotive rental and sales use continuing on the property until the Child care center is ready to open.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Carson, to recommend approval of the 1214 N Monroe St – Feick Child Care Center Special Use Permit (SUP-18-0005) because the proposed land use is generally consistent with the zoning, and generally compatible with the surrounding uses, contingent upon the resolution of staff comments. Eight yeas, no nays. Motion carried.

**Special Use Permit** – A Special Use Permit to allow for building additions and parking lot modifications related to the Secondary Educational Facility located on the property legally described as Tax Lot 8, located in Section 33, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located at 10799 HWY 370. The applicant is Papillion La Vista Community Schools. (Papillion – La Vista South High School) **SUP-18-0008**

Chairwoman Hoch noted that Mr. Keller would abstain from voting on this item. Mr. Keller left Council Chambers for this item.

Chairwoman Hoch opened the public hearing.

Joe Zadina, 14710 W Dodge Road (Omaha), stepped forward to represent the applicant. He noted that Doug Lewis, Assistant Superintendent for the Papillion La Vista Community Schools, was also present. He provided a brief overview of the proposed additions and the parking lot reconfigurations. He added that the building currently exceeds the maximum building height permitted in the AG Agricultural District, and noted that the proposed additions will match the existing 44 feet in height.

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

Mr. Carson asked whether staff was fine with the height of the building exceeding what is permitted. Mr. Gibbons noted that a Special Use Permit was never issued when the school was constructed in 2004; as such, a Special Use Permit is assumed which would allow for a waiver of the height requirement. Mr. Stursma added that he believes that the school may have been built under Sarpy County's jurisdiction, therefore, code allows for an assumed Special Use Permit.

Ms. Sotak asked whether the proposed future additions are to be considered part of the Special Use Permit. Mr. Stursma explained that the future additions would be encompassed by the approval of this Special Use Permit. Mr. Zadina stated that he believes that the future additions would likely be classroom additions. He added that there is a future team meeting building proposed near the track.

Ms. Sunde asked whether the Planning Commission needed to add a waiver of the height requirement to their motion. Mr. Stursma explained that a waiver of the height requirement would not need to be included in the motion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Sunde, to recommend approval of the Papillion – La Vista South High School Special Use Permit (SUP-18-0008) because the proposed land use is generally consistent with the zoning, and generally compatible with the surrounding uses, contingent upon the resolution of staff comments. Seven yeas, no nays, one abstention from Mr. Keller. Motion carried.

Mr. Keller rejoined the Planning Commission.

**Preliminary Plat** – A Preliminary Plat for the property legally described as Lot 72, North Shore Commercial, generally located on the NW corner of S 126<sup>th</sup> St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 1) **PP-18-0010**

Chairwoman Hoch opened the public hearing.

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He displayed a copy of the Preliminary Plat and noted that Lot 72, North Shore Commercial is proposed to be replatted into five MU Mixed Use lots for a commercial project. He noted that the site is laid out with emphasis on a view corridor to Prairie Queen Lake. He explained that a proposed bank user is driving this project. He displayed proposed elevations for the bank user. Mr. Thiellen explained that a hotel, supplemental commercial uses, and multiple-family uses are also proposed at the site and displayed proposed elevations for such uses.

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

Mr. Carson asked the applicant to clarify whether the project would be built in phases with construction of the bank user's site being the first anticipated phase. Mr. Thiellen answered in the affirmative.

Mr. Carson asked inquired about the overall investment for this project. Mr. Thiellen speculated that the project investment was likely between thirty and fifty million dollars.

Mr. Carson asked whether the applicant was able to resolve staff contingencies. Mr. Thiellen answered in the affirmative.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Keller, to recommend approval of the North Shore Commercial Replat 1 Preliminary Plat (PP-18-0010) 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: Eight yeas, no nays. Motion carried.

**Mixed Use Development Agreement** – A Mixed Use Development Agreement for the property legally described as Lot 72, north Shore Commercial, generally located on the NW corner of S 126<sup>th</sup> St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 1) **MISC-18-0014**

Chairwoman Hoch opened the public hearing.

Chairwoman Hoch called for the applicant. Mr. Thiellen did not wish to speak.

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

Mr. Carson asked the applicant to be cognizant of the adjacent Prairie Queen Recreation Area when grading to prevent run-off into the lake.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Mr. Carson, to recommend approval of the North Shore Commercial Replat 1 Mixed Use Development Agreement (MISC-18-0014) 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: Eight yeas, no nays. Motion carried.

#### **OTHER BUSINESS**

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Mr. Thompson, to adjourn. The meeting adjourned by unanimous consent at 7:35 PM.

CITY OF PAPILLION

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Rebecca Hoch, Chairwoman