

**DRAFT MINUTES  
PAPILLION PLANNING COMMISSION MEETING  
JUNE 24, 2020**

The Papillion Planning Commission met in open and public session on Wednesday, June 24, 2020 at 7:00 PM via Zoom Video Conference pursuant to Executive Order 20-03 signed by Governor Ricketts on March 17, 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, Raymond Keller Jr., Jim Masters, John E. Robinson III, Leanne Sotak, Herb Thompson, and Wayne Wilson. Jim Hrabik was absent. Planning Director Mark Stursma, Assistant City Attorney Carla Heathershaw Risko, City Planner Michelle Romeo, 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 June 10, 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 and on the City's website.

**Approval of Agenda**

**Motion** was made by Mr. Robinson III, seconded by Mr. Masters, to approve the agenda as presented. Roll call: Nine yeas, no nays. Motion passes.

**Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Robinson III, seconded by Mr. Carson, to approve the May 27, 2020 minutes. Roll Call: Nine yeas, no nays. Motion carried.

**FINAL PLATS**

**Final Plat** - A Final Plat for the property legally described as a tract of land located in part of Tax Lot 4, a tax lot located in the NE 1/4 of the NW 1/4, part of the SE 1/4 of the NW 1/4, located in Section 5, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SW of S 114<sup>th</sup> Street and Schram Road. The applicant is Felker Family Farms, LLC. (Belterra (Phase 2)) **FP-19-0016**

**Consideration of this item occurred after the Motion and Vote for the Belterra (Phases 2 – 5) Change of Zone.**

Upon completion of the Motion and Vote for the Belterra (Phases 2 – 5) Change of Zone, Chairwoman Hoch called for consideration of the Belterra (Phase 2) Final Plat.

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant and offered to answer any questions.

Chairwoman Hoch called for discussion amongst the Commission.

With no further discussion, **Motion** was made by Mr. Keller, seconded by Mr. Robinson III, to recommend approval of the Belterra (Phase 2) Final Plat (FP-19-0016) because it is generally

consistent with the Comprehensive Plan, compatibility to adjacent uses, and compliant with Zoning and Subdivision regulations if the requested waivers are approved by City Council, contingent upon the resolution of staff comments. Roll Call: Nine yeas, no nays. Motion carried.

**Final Plat** - A Final Plat for the property legally described as a tract of land being part of the SE 1/4 of Section 31, T14N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located at 120<sup>th</sup> Street and Schram Road. The applicant is SBS Kapital, LLC. (Ashbury Hills (Phase 2)) **FP-20-0005**

**Consideration of this item occurred after the Motion and Vote for the Ashbury Hills (Phases 2 – 5) Change of Zone.**

Upon completion of the Motion and Vote for the Ashbury Hills (Phases 2 – 5) Change of Zone, Chairwoman Hoch called for consideration of the Ashbury Hills (Phase 2) Final Plat, noting that staff has requested that this item be continued.

With no further discussion, **Motion** was made by Mr. Wilson, seconded by Mr. Thompson, to continue consideration of the Ashbury Hills (Phase 2) Final Plat (FP-20-0005) to a future meeting as determined by staff and the applicant. Roll Call: Nine yeas, no nays. Motion carried.

### **PUBLIC HEARINGS**

**Revised Preliminary Plat** - A Revised Preliminary Plat for the property legally described as a tract of land located in part of Tax Lot 4, a Tax lot located in the NE ¼ of the NW ¼, part of the SE ¼ of the NW ¼, located in Section 5, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SW of 114<sup>th</sup> Street and Schram Road. The applicant is Felker Family Farms, LLC. (Belterra (Phases 2 - 5)) **PP-18-0002R**

Chairwoman Hoch opened the public hearing.

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant. He summarized that the intention of the Revised Preliminary Plat is to adjust some lot configurations to increase project density.

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 the applicant to summarize his motivation for the proposed revisions. Mr. Jobeun stated that the change is meant to increase the density of the project, but the change is very minor overall. He added that the subdivision will still be consistent with low density residential and the Comprehensive Plan.

Ms. Emswiler questioned whether contingencies 5, 6, and 7 in the Section IV of the Planning Commission Staff Report were typical. Ms. Romeo explained that these contingencies are standard for plats, and act as a catch all for addressing any possible discrepancies prior to City Council consideration of such plat.

Mr. Jobeun confirmed that the applicant has no issues with the contingencies outlined in the Planning Commission Staff Report.

Mr. Carson suggested that the revised plat seeks to add 20 single-family lots. He asked whether the proposed setbacks are typical. Mr. Jobeun explained that the Revised Preliminary Plat

proposes 348 lots, compared to 322 lots in the original Preliminary Plat. He suggested that this is not a significant change. Ms. Romeo explained that the property will maintain R-4 zoning, therefore, the setbacks will be consistent with what was originally proposed. She added that the smaller lots that are being proposed will slightly increase the density of the subdivision; however, the overall density will still be consistent with low density residential.

Mr. Carson asked about the type of housing proposed on the smaller lots. Mr. Jobeun stated that those lots are proposed for single-family residential. Mr. Carson expressed a need for more affordable housing in the area. Mr. Jobeun noted that the smaller lots will likely have a \$250,000 plus price point. Ms. Romeo concurred that the valuation shown in the Source and Use of Funds is approximately \$260,000, which is more affordable than the \$400,000 valuation that was originally proposed.

Mr. Keller asked whether there would be a park and/or trail system through this subdivision. Mr. Jobeun confirmed that a park is proposed within Phase 1. Mr. Goff noted that there is a trail proposed on the north side of Schram Road, and there would be sidewalk access to that trail from this subdivision. Mr. Stursma stated that there will be trail along the west and south sides of this subdivision.

Jason Thiellen, 10909 Mill Valley Road, Suite 100 (Omaha), stepped forward to represent the applicant. He noted that the proposed increase in lots promotes more affordable housing, and that the homes on those lots will still be required to meet the setbacks of the base zoning district.

With no further discussion, **Motion** was made by Mr. Robinson III, seconded by Ms. Emswiler, to recommend approval of the Revised Preliminary Plat for Belterra (Phases 2 – 5) (PP-18-0002R) because the request is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with the Zoning and Subdivision regulations if the requested waivers are approved by City Council, 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 to R-4 Multiple-Family Residential for the property legally described as a tract of land located in part of Tax Lot 4, a Tax lot located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , located in Section 5, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located SW of 114<sup>th</sup> Street and Schram Road. The applicant is Felker Family Farms, LLC. (Belterra (Phases 2 - 5)) **CZ-20-0007**

Chairwoman Hoch opened the public hearing.

Larry Jobeun, 11440 W Center Road, Suite C (Omaha), stepped forward to represent the applicant. He confirmed that the proposal is consistent with the original Preliminary Plat, the Revised Preliminary Plat, and the Comprehensive Plan.

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. Carson, to recommend approval of the Revised Preliminary Plat for Belterra (Phases 2 – 5) (PP-18-0002R) because the request is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with the Zoning and Subdivision regulations if the requested waivers are approved by City Council, contingent upon the resolution of staff comments. Roll Call: yeas, no nays. Motion carried.

**Revised Preliminary Plat** - A Revised Preliminary Plat for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located NW of 120<sup>th</sup> Street and Schram Road. The applicant is SBS Kaptial, LLC. (Ashbury Hills (Phases 2-5)) **PP-17-0011R**

Chairwoman Hoch opened the public hearing. She noted that staff has requested that consideration of this item be continued.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch left the public hearing open and called for a Motion to continue the public hearing.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Thompson, to continue consideration of the Revised Preliminary Plat for Ashbury Hills (Phases 2 – 5) (PP-17-0011R) to a future meeting as determined by staff and the applicant. Roll Call: Nine yeas, no nays. Motion carried.

**Change of Zone** - A Change of Zone from AG Agricultural to R-4 Multiple-Family Residential for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14, R12E of the 6<sup>th</sup> P.M., Sarpy County, NE, generally located NW of 120<sup>th</sup> Street and Schram Road. The applicant is SBS Kaptial, LLC. (Ashbury Hills (Phases 2-5)) **CZ-20-0006**

Chairwoman Hoch opened the public hearing. She noted that staff has requested that consideration of this item be continued.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch left the public hearing open and called for a Motion to continue the public hearing.

With no further discussion, **Motion** was made by Ms. Emswiler, seconded by Mr. Keller, to continue consideration of the Change of Zone for Ashbury Hills (Phases 2 – 5) (CZ-20-0006) to a future meeting as determined by staff and the applicant. Roll Call: Nine yeas, no nays. Motion carried.

## **ELECTIONS**

**Chairperson** – **Motion** was made by Mr. Carson, seconded by Mr. Thompson, to open nominations for Chairperson. Roll Call: Nine yeas, no nays. Motion carries.

Nominations: Rebecca Hoch

**Motion** was made by Mr. Masters, seconded by Mr. Thompson, to close nominations for Chairperson. Roll Call: Nine yeas, no nays. Motion carried.

Ms. Blevins announced that Rebecca Hoch received the majority vote.

**Motion** was made by Ms. Emswiler, seconded by Mr. Keller, to approve the election of Rebecca Hoch as Chairperson. Roll Call: Nine yeas, no nays. Motion carried.

**Vice Chairperson** – **Motion** was made by Mr. Emswiler, seconded by Mr. Masters, to open nominations for Vice Chairperson. Roll Call: Nine yeas, no nays. Motion carried.

Nominations: John E. Robinson III

**Motion** was made by Ms. Emswiler, seconded by Ms. Sotak, to close nominations for Vice Chairperson. Roll Call: Nine yeas, no nays. Motion carried.

Ms. Blevins announced that John E. Robinson III received the majority vote.

**Motion** was made by Ms. Sotak, seconded by Mr. Thompson, to approve the election of John E. Robinson III as Vice Chairperson. Roll Call: Nine yeas, no nays. Motion carried.

### **OTHER BUSINESS**

Mr. Stursma noted that the executive order permitting public meetings to be held via video conference expires July 1, 2020. As such, the July meeting will occur in Council Chambers. He summarized some of the safety precautions being taken.

With no further business to come before the Commission, **Motion** was made by Mr. Keller, seconded by Ms. Emswiler, to adjourn. The meeting adjourned by unanimous consent at 7:50 P.M.

CITY OF PAPIILLION

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Rebecca Hoch, Chairwoman