

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, November 22, 2006, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Gene Carroll, Michael Cornelius, Dick Esseks, Gerry Krieser, Roger Larson, Mary Strand and Lynn Sunderman (Tommy Taylor absent); Marvin Krout, Ray Hill, Brian Will, Tom Cajka, Sara Hartzell, Jean Walker and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

Chair Jon Carlson called the meeting to order and requested a motion approving the minutes for the regular meeting held November 8, 2006. Motion for approval made by Carroll, seconded by Krieser and carried 8-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand and Sunderman voting 'yes'; Taylor absent.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

November 22, 2006

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand and Sunderman; Taylor absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06073; CHANGE OF ZONE NO. 06074; SPECIAL PERMIT NO. 531F, SALT VALLEY VIEW COMMUNITY UNIT PLAN; ANNEXATION NO. 06018; ANNEXATION NO. 06019; and CHANGE OF ZONE NO. 06075, WILDERNESS COMMONS PLANNED UNIT DEVELOPMENT; COMPREHENSIVE PLAN CONFORMANCE NO. 06016; and STREET & ALLEY VACATION NO. 06008.**

Ex Parte Communications: None.

Item No. 1.4a, Annexation No. 06019, and Item No. 1.4b, Change of Zone No. 06075, were removed from the Consent Agenda and scheduled for separate public hearing due to additional information from staff.

Carroll moved approval of the remaining Consent Agenda, seconded by Larson and carried 8-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand and Sunderman voting 'yes'; Taylor absent.

Note: This is final action on Special Permit No. 531F and Comprehensive Plan Conformance No. 06016, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action of the Planning Commission.

CHANGE OF ZONE NO. 04086
FROM AGR AGRICULTURAL RESIDENTIAL
TO R-3 RESIDENTIAL,
and
SPECIAL PERMIT NO. 04072,
MULLER ESTATES COMMUNITY UNIT PLAN,
ON PROPERTY GENERALLY LOCATED
AT S. 56TH STREET AND CUMBERLAND DRIVE.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 22, 2006

Members present: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson; Taylor absent.

Staff recommendation: Two-week deferral.

Ex Parte Communications: None.

The Clerk announced that the applicant has requested a two-week deferral.

Carroll move to defer, with continued public hearing and action scheduled for December 6, 2006, seconded by Strand and carried 8-0: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson voting 'yes'; Taylor absent.

There was no testimony.

CHANGE OF ZONE NO. 06060
FROM AG AGRICULTURAL TO AGR AGRICULTURAL RESIDENTIAL
and
SPECIAL PERMIT NO. 06052,
WEST VAN DORN HEIGHTS COMMUNITY UNIT PLAN,
ON PROPERTY GENERALLY LOCATED
AT S.W. 70TH STREET AND WEST VAN DORN STREET.
CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: November 22, 2006

Members present: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson; Taylor absent.

Staff recommendation: Denial.

Ex Parte Communications: None.

The Clerk announced that Kent Seacrest, on behalf of the applicant, has requested an additional two-week deferral.

Carroll move to defer, with continued public hearing and action scheduled for December 6, 2006, seconded by Strand and carried 8-0: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson voting 'yes'; Taylor absent.

There was no testimony.

ANNEXATION NO. 06019
and
CHANGE OF ZONE NO. 06075,
WILDERNESS COMMONS PLANNED UNIT DEVELOPMENT,
ON PROPERTY GENERALLY LOCATED
AT S. 40TH STREET AND YANKEE HILL ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION: November 22, 2006

Members present: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson; Taylor absent.

Staff recommendation: Approval of the annexation, subject to an Annexation Agreement, and conditional approval of the Planned Unit Development, as revised.

Ex Parte Communications: None.

These applications were removed from the Consent Agenda and had separate public hearing due to additional information submitted by staff.

Additional information submitted for the record: **Christy Eichorn of Planning staff** submitted a corrected map to show the R-5 and B-2 areas, as well as an amendment to Condition #4.1.1.3 to correct the street name of “Wilderness Blvd.” to “Wilderness Hills Blvd.”.

Eichorn stated that this is the first PUD to take advantage of the incentive criteria in the recently adopted 2030 Comprehensive Plan.

Proponents

1. Mike Rierden appeared on behalf of the applicant to answer any questions. He agreed with the conditions of approval as revised by staff today.

There was no testimony in opposition.

ANNEXATION NO. 06019

ACTION BY PLANNING COMMISSION:

November 22, 2006

Carroll moved approval, subject to an annexation agreement, seconded by Strand and carried 8-0: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson voting ‘yes’; Taylor absent. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 06075

ACTION BY PLANNING COMMISSION:

November 22, 2006

Carroll moved approval, with conditions, as revised by staff today, seconded by Strand and carried 8-0: Esseks, Cornelius, Carroll, Larson, Krieser, Sunderman, Strand and Carlson voting ‘yes’; Taylor absent. This is a recommendation to the City Council.

Chair Carlson expressed appreciation to Marvin Krout and the Planning Department staff for the hard work they do preparing all the information and bringing it forward, and also expressed appreciation to his fellow Commissioners for the time they contribute to this planning effort.

There being no further business, the meeting was adjourned at 1:12 p.m.

Please note: These minutes will not be formally approved until the next regular meeting of the Planning Commission on December 6, 2006.