

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, June 22, 2016, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Cathy Beecham, Michael Cornelius, Tracy Corr, Maja V. Harris, Chris Hove, Dennis Scheer, Lynn Sunderman and Ken Weber; (Jeanelle Lust absent). Steve Henrichsen, Paul Barnes, Tom Cajka, Brandon Garrett, Stacey Groshong-Hageman, Rachel Jones, Andrew Thierolf, Kellee Van Bruggen, Brian Will, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission meeting

Chair Chris Hove called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Hove requested a motion approving minutes for the regular meeting held June 8, 2016. Motion for approval made by Harris; seconded by Weber and carried 6-0: Corr, Harris, Scheer, Sunderman, Weber, and Hove voting 'yes'; Beecham and Cornelius abstaining; Lust absent.

Rorabaugh read a Resolution of Appreciation into the record for Commissioner Beecham, who is relocating. She has contributed three years of volunteer service and countless hours and effort to the Planning Commission. The growth and development of Lincoln have benefitted greatly because of her dedication.

Cornelius moved approval of the Resolution of Appreciation, seconded by Corr.

Hove thanked Beecham for her service, stating that it had been a pleasure working with her.

Motion carried, 7-0; Cornelius, Corr, Harris, Scheer, Sunderman, Weber and Hove voting 'yes'; Lust absent.

Steve Henrichsen came forward on behalf of the Planning Department and Staff to present Commissioner Beecham a plaque in honor of her service. She has been a tireless advocate for the citizens of Lincoln.

Beecham thanked Staff and her fellow commissioners for all of their tremendous work. Boards like this require many hours of unpaid time, but the actions of this body have a butterfly effect on what happens in Lincoln and she is honored by this. She encourages everyone to continue to debate, to discuss, and to ask many questions because that is how good policy is made. Together, compromises can be made and good ideas can be made great. She concluded by thanking her family for their support.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

June 22, 2016

Members present: Beecham, Cornelius, Corr, Harris, Sunderman, Weber, Scheer, and Hove present; (Lust absent).

The Consent Agenda consisted of the following items: **COUNTY PRELIMINARY PLAT NO. 16002; CHANGE OF ZONE NO. 16017, COUNTY SPECIAL PERMIT NO. 16026, USE PERMIT NO. 145B, USE PERMIT 151A, and STREET AND ALLEY VACATION NO. 16003.**

There were no ex parte communications disclosed.

Commissioner Scheer declared a conflict of interest on **Street and Alley Vacation No. 16003** and exited the chambers for the hearing and vote on the Consent Agenda.

Item 1.1, **County Preliminary Plat No. 16002**, was removed from the Consent Agenda and had separate public hearing.

Beecham moved approval of the remaining Consent Agenda, seconded by Corr and carried 7-0: Beecham, Cornelius, Corr, Harris, Sunderman, Weber and Hove voting 'yes'; Scheer abstaining; Lust absent.

Note: This is final action on **COUNTY SPECIAL PERMIT NO. 16026 and USE PERMIT NO. 145B**, unless appealed to the County Board or the City Council by filing a letter of appeal with the County or City Clerk within 14 days.

Chair Hove asked that any Requests for Deferral be called.

SPECIAL PERMIT NO. 16009,

FOR CONSTRUCTION OF A CARPORT ON PROPERTY GENERALLY LOCATED AT 1801 KINGS HIGHWAY.

PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

June 22, 2016

Beecham moved to grant a 10-week deferral of Special Permit No. 16009 to the August 31, 2016 Planning Commission meeting, as requested by the applicant, seconded by Corr. Motion for deferral carried 8-0: Beecham, Cornelius, Corr, Harris, Scheer, Sunderman, Weber, and Hove voting 'yes'; Lust absent.

There was no public testimony on this item.

**COUNTY PRELIMINARY PLAT NO. 16002
TO ALLOW THE DEVELOPMENT OF A 32-LOT SUBDIVISION,
ON PROPERTY GENERALLY LOCATED
NW OF 82ND STREET AND ROCA ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:**

June 22, 2016

Members present: Beecham, Cornelius, Corr, Harris, Sunderman, Weber, Scheer, and Hove present; (Lust absent).

Staff recommendation: Conditional approval.

There were no ex parte communications disclosed.

This application was removed from the Consent Agenda due to a letter received in opposition.

Staff presentation: Tom Cajka of the Planning Department stated one letter in opposition was received via email this morning raising concerns about erosion, traffic, lighting, water, impact on surrounding area, and the increase usage of acreage lots and the loss of larger pieces of rural farm ground. There was also one letter in support received this morning.

The application is for 32 single-family lots over approximately 118 acres. The site is located just west of S. 82nd Street and north of Roca Road. The site plan shows the addition of public streets within the development. Staff has one condition that the eastern-most road, S. 81st Street Circle, be extended to the south to connect with Roca Road so that if those southern lots develop, the connection will be in place.

Comprehensive Plan Amendment No. 16002 and Change of Zone No. 16011 relating to this area were approved by Planning Commission on May 25, 2016. Those are scheduled to be heard by the County Board on June 25, 2016, so this application will be contingent upon those being approved.

Nebraska Game & Parks commented that this development will have no impact on nearby Wagon Train State Recreation Area.

Corr asked for more information about the S. 81st Street Circle connection. Cajka said the area to the south is conceptual at this point, but Staff tries to have streets go to the boundary of the site so that when it develops, there will be an access point. Corr asked why they recommended the connection for S. 81st Street Circle, but not for 78th Street Circle to the west. Cajka replied that Staff feels that one connection will provide enough connectivity.

Beecham asked, in response to the email in opposition, if Staff plans agricultural area as they develop, or if they follow city growth. Cajka said when the Comprehensive Plan is updated, land use for the entire county is examined. Based on growth, demand for certain things, and what exists in certain areas, Staff then looks at where agricultural areas should be shown for future growth. This site is one of the areas where additional acreage development is needed.

Proponents:

1. Matt Langston, Olsson Associates, 601 P Street, came forward on behalf of the applicant. Support of the Planning Commission was received for the Change of Zone and Comprehensive Plan Amendment related to this area. At that time, we addressed most of the issues that had hampered development before. Based on the recommendation of Staff, S. 81st Street Circle will be extended. The County Engineer also had questions regarding the other intersection at Roca Road relative to sight distance; that is being moved slightly to make it safer. By developing this site, we will reduce the amount of runoff and this will likely improve the flooding that they had this spring.

Corr noted that in the Long Range Transportation Plan, the grade of S. 82nd Street will change. She asked if that was planned for. Langston said yes. The easement will be granted as needed when it is improved.

Corr asked what the lines on the site plan near S. 78th Street Circle represented. Langston said those are existing soils. The drainage patterns will be kept the same. Corr wanted to make sure the lines do not represent a new road or anything similar. Langston confirmed they do not.

Opponents:

There was no testimony in opposition.

COUNTY PRELIMINARY PLAT NO. 16002
ACTION BY PLANNING COMMISSION:

June 22, 2016

Beecham moved approval, seconded by Harris.

Hove stated that this is a good location for acreage development and he will support the motion.

Motion carried 8-0: Beecham, Cornelius, Corr, Harris, Scheer, Sunderman, Weber, and Hove voting 'yes'; Lust absent. This is final action, unless appealed to the County Board within 14 days.

ANNEXATION NO. 16007

**TO ANNEX APPROXIMATELY 92.5 ACRES, MORE OR LESS,
ON PROPERTY GENERALLY LOCATED SOUTH OF YANKEE HILL ROAD
BETWEEN SOUTH 27TH AND SOUTH 40TH STREETS.**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 22, 2016

Members present: Beecham, Cornelius, Corr, Harris, Sunderman, Weber, Scheer, and Hove present; (Lust absent).

Staff recommendation: Approval.

There were no ex parte communications disclosed.

Staff presentation: Rachel Jones of the Planning Department stated this annexation was requested by the City. It is approximately 92 acres centrally located between Yankee Hill Road to the north, Rokeby Road to the south, South 27th to the east, and South 40th to the west. The area is surrounded by City limits on all sides and all utilities are available on the north and west. Wilderness Hills 1st Addition is the approved preliminary plat over the area. Because that is in place, the area is in Growth Tier I, Priority A and is eligible for automatic annexation. Due to the area being surrounded by city limits, there have been complications for emergency services, and they have indicated that they prefer to not have these complex boundaries. Additionally, there have been a couple of changes in ownership so the city limits no longer follow property lines. We request this annexation to eliminate those issues.

There was no public testimony on this item.

ANNEXATION NO. 16007

ACTION BY PLANNING COMMISSION:

June 22, 2016

Beecham moved approval, seconded by Weber.

Hove stated this annexation makes sense given that the area is surrounded by city limits.

Motion carried 8-0: Beecham, Cornelius, Corr, Harris, Scheer, Sunderman, Weber, and Hove voting 'yes'; Lust absent. This is a recommendation to the City Council.

There being no further business to come before the Commission, the meeting was adjourned at 1:28 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, July 6, 2016.