

**IN LIEU OF DIRECTORS' ORGANIZATIONAL MEETING**  
**Monday, October 25<sup>th</sup>, 2021**

**I. DIRECTORS CORRESPONDENCE**

1. PBC211014-1 PC Final Action Notice, Geri Rorabaugh
2. BPC211014-2 PC Action, Geri Rorabaugh
3. BP211015-1 Historic Preservation Commission, Geri Rorabaugh

**II. CONSTITUENT CORRESPONDENCE**

1. Why climate change is something to worry about now., Marilyn McNabb
2. A big thanks!, Benjamin Christ
3. More News from North Carolina, George Wolf

## PLANNING COMMISSION FINAL ACTION NOTIFICATION

**TO:** Mayor Leirion Gaylor Baird  
Lincoln City Council

**FROM:** Geri Rorabaugh, Planning

**DATE:** October 14, 2021

**RE:** Notice of final action by Planning Commission: October 13, 2021

Please be advised that on October 13, 2021, the Lincoln City-Lancaster County Planning Commission adopted the following resolutions:

**Resolution PC-01777**, approving PRELIMINARY PLAT 21004, for a preliminary plat consisting of one lot, on property legally described as a portion of Lot 60, I.T., located in the NE 1/4 of Section 28-11-7, Lincoln, Lancaster County, Nebraska, generally located at North 66th Street and Arbor Road;

**Resolution PC-01778**, approving SPECIAL PERMIT 11013C, to allow for soil excavation, on property legally described as Lot 25, I.T., located in the SW 1/4 of Section 24-10-5, Lincoln, Lancaster County, Nebraska, generally located at NW 63rd and West O Streets; and

**Resolution PC-01779**, approving SPECIAL PERMIT 21035, to allow for a residential healthcare facility for up to 32 residents, on property legally described as Lots 9-12, Blystones Addition, and Lot 7, Block 1, Blystones 3rd Addition, all located in the NW 1/4 of Section 19-10-7, Lincoln, Lancaster County, Nebraska, generally located at 3248 Starr Street.

The Planning Commission action on these applications is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission

The Planning Commission Resolutions may be accessed on the internet at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (search for "PATS"). Click on "Planning Application Tracking Service (PATS)" at the top of the page, click "Selection Screen" under "PATS Tools" on the right side of the screen, type in the application number (i.e. SP11013, PP21004, SP21035), click on "Search", then "Select", and go to "Related Documents".

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## **\*\*ACTION BY PLANNING COMMISSION\*\***

**NOTICE:** The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, October 13, 2021, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, October 13, 2021, at 12:00 p.m. in the Council Chambers, for a pre-briefing to Review the 2050 Comprehensive Plan/Long Range Transportation Plan Update. **\*\*Please Note\*\*** Planning Commission briefings are for informational purposes only and no public testimony will be taken.

Masks are strongly encouraged for our public meetings in this building.

**\*\*PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of \*FINAL ACTION\*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

The Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing [Plan@lincoln.ne.gov](mailto:Plan@lincoln.ne.gov) by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

**[Commissioners Ryman Yost and Scheer absent]**

### **AGENDA**

**WEDNESDAY, OCTOBER 13, 2021**

Approval of minutes of the regular meeting held September 29, 2021.

1. **CONSENT AGENDA:**  
**(Public Hearing and Administrative Action);**

**COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEMS:**

- 1.1a COMPREHENSIVE PLAN CONFORMANCE 21020, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, an amendment to the North 56<sup>th</sup> Street & Arbor Road Redevelopment Plan to identify the "Central Lumber Sales Redevelopment Project," to include construction of a 122,500 square foot distribution facility, on generally located at N. 62nd Street and Arbor Road.  
**Staff recommendation: In Conformance with the Comprehensive Plan**  
**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**  
**Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Joy declared a conflict of interest; however, voted yes as allowed by the bylaws; Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is pending.**
- 1.1b ANNEXATION 21006, to annex approximately 16.78 acres, more or less, on property generally located at North 66th Street and Arbor Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated October 1, 2021; 5-0 (Joy declared a conflict of interest; however, voted yes as allowed by the bylaws; Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is pending.**
- 1.1c CHANGE OF ZONE 21042, from AG (Agriculture District) to I-1 (Industrial District), on property generally located at North 66th Street and Arbor Road.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated October 1, 2021; 5-0 (Joy declared a conflict of interest; however, voted yes as allowed by the bylaws; Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is pending.**
- 1.1d PRELIMINARY PLAT 21004, for a preliminary plat consisting of one lot, on property generally located at North 66th Street and Arbor Road. \*\*\* FINAL ACTION \*\*\*  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**  
**Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated October 1, 2021: (Joy declared a conflict of interest; however, voted yes as allowed by the bylaws; Ryman Yost and Scheer absent; 2 vacant seats). Resolution No. PC-01777.**

## CHANGE OF ZONES:

- 1.2 CHANGE OF ZONE 05054F, for an amendment to the Prairie Village North PUD (Planned Unit Development), for approval of a revised development plan which proposes modifications to the Zoning Ordinance and Land Subdivision Ordinance for single-family detached and attached lots north and south of Adams Street, on property generally located at North 84th and Adams Streets.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Rachel Christopher, 402-441-7603, [rchristopher@lincoln.ne.gov](mailto:rchristopher@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the staff memo dated October 12, 2021, revising the conditions of approval identified in the staff report dated October 4, 2021, as agreed by upon staff and the applicant: 5-0: (Scheer declared a conflict of interest; Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is tentatively scheduled for Monday, November 1, 2021, 3:00 p.m.**
- 1.3 CHANGE OF ZONE 21040, from R-4 (Residential District) to R-3 (Residential District), on property generally located at North 104th Street and Shore Front Drive.  
**Staff recommendation: Approval**  
**Staff Planner: George Wesselhoft, 402-441-6366, [gwesselhoft@lincoln.ne.gov](mailto:gwesselhoft@lincoln.ne.gov)**  
**Planning Commission recommendation: APPROVAL: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is tentatively scheduled for Monday, November 1, 2021, 3:00 p.m.**

## SPECIAL PERMITS:

- 1.4 SPECIAL PERMIT 11013C, to allow for soil excavation, on property generally located at NW 63rd and West O Streets. \*\*\* FINAL ACTION \*\*\*  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**  
**Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated September 30, 2021: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Resolution No. PC-01778.**
- 1.5 SPECIAL PERMIT 21035, to allow for a residential healthcare facility for up to 32 residents, on property generally located at 3248 Starr Street.  
\*\*\* FINAL ACTION \*\*\*  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Brian Will, 402-441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)**  
**This item was removed from the Consent Agenda for a separate public hearing. Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated September 30, 2021: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Resolution No. PC-01779.**
2. REQUESTS FOR DEFERRAL: None.
3. ITEMS REMOVED FROM CONSENT AGENDA: See Item 1.5.

4. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE AND RELATED ITEM:

4.1a CHANGE OF ZONE 08066C, amending the existing Antelope Village PUD (Planned Unit Development) to add the Mixed-Use Designation on two lots and add density for a residential development with requested waivers, on property generally located north of P Street between 22nd and 23rd Streets.  
**Staff recommendation: Conditional Approval**  
**Staff Planner: Stephanie Rouse, 402-441-6373, [srouse@lincoln.ne.gov](mailto:srouse@lincoln.ne.gov)**  
**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated September 20, 2021: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is pending.**

4.1b STREET & ALLEY VACATION 21006, to vacate the entire alley between P and Q Streets, adjacent to Lots 1-6 and 8-12, Kinneys O Street Addition, and Lots A - C, Webster's Subdivision, located generally north of P Street between 22nd and 23rd Streets.  
**Staff recommendation: Conforms to the Comprehensive Plan**  
**Staff Planner: Stephanie Rouse, 402-441-6373, [srouse@lincoln.ne.gov](mailto:srouse@lincoln.ne.gov)**  
**Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council will be scheduled when the provisions of Chapter 14.20 of the Lincoln Municipal Code have been met.**

5. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

COMPREHENSIVE PLAN CONFORMANCE AND RELATED ITEM:

5.1a COMPREHENSIVE PLAN CONFORMANCE 21021, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the South 48<sup>th</sup> Street Corridor Redevelopment Plan, a new Redevelopment Plan generally located adjacent to South 48th Street between L and A Streets, identifying the "Tabitha InterGen" Project, to provide independent senior housing options and housing opportunities for students enrolled in medical education programs on property generally located at South 48th and L Streets.  
**Staff recommendation: In Conformance with the Comprehensive Plan**  
**Staff Planner: George Wesselhoff, 402-441-6366, [gwesselhoff@lincoln.ne.gov](mailto:gwesselhoff@lincoln.ne.gov)**  
**Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the City Council is tentatively scheduled for Monday, November 8, 2021, 3:00 p.m.**

- 5.1b CHANGE OF ZONE 21037, from R-2 (Residential District) and R-4 (Residential District) to an R-2 and R-4 PUD (Planned Unit Development), with associated waivers, on property generally located at 4720 Randolph Street.

**Staff recommendation: Conditional Approval**

**Staff Planner: George Wesselhoff, 402-441-6366, [gwesselhoff@lincoln.ne.gov](mailto:gwesselhoff@lincoln.ne.gov)**

**Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated September 30, 2021: 4-1 (Corr dissenting; Edgerton Ryman Yost and Scheer absent; 2 vacant seats). The motion failed due to the lack of obtaining 5 affirmative votes. The Planning Commission will take action on this application at the October 27, 2021, hearing. The public hearing on this application was closed.**

(\*\*\* 2:00 P.M. PUBLIC HEARING ITEM: \*\*\*)

**TEXT AMENDMENT:**

- 5.2 TEXT AMENDMENT 21009, to amend Section 13.051(a), 13.051(a)(iv)(4)(a), and 13.051(a)(iv) (New Section 6) and 13.051(a)(vi) of the Lancaster County Zoning Regulations related to Solar Energy Conversion System.

**Staff recommendation: Denial**

**Staff Planner: Tom Cajka, 402-441-5662, [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)**

**Planning Commission recommendation: DENIAL: 5-0 (Ryman Yost and Scheer absent; 2 vacant seats). Public hearing before the County Board is pending.**

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**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM  
NOT ON THE AGENDA, MAY DO SO.**

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Adjournment      **6:05 p.m.**

# HISTORIC PRESERVATION COMMISSION

The City of Lincoln Historic Preservation Commission will hold a public meeting on Thursday, **October 21, 2021**, at **1:30 p.m.** in Room 113, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

Masks are strongly encouraged for our public meetings in this building.

## AGENDA

1. Approval of HPC meeting record of September 16, 2021.
2. Opportunity for persons with limited time or an item not on the agenda to address the Commission.

### HEARING AND ACTION

3. Certificate of Appropriateness for North 8<sup>th</sup> Street dock, in the Haymarket Landmark District – *UDR21085*

### DISCUSS AND ADVISE

4. Misc. & Staff Report  
— Retirement Reception for Ed Zimmer to follow

*The Historic Preservation Commission's agenda  
may be accessed on the Internet at  
<http://lincoln.ne.gov/city/plan/boards>*

### ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/HPC/AGENDA/2021/ag102121.docx>



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**JaMel E. Ways**

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**From:** Marilyn McNabb <mmcnabb1@windstream.net>  
**Sent:** Thursday, October 14, 2021 10:14 PM  
**To:** Council Packet  
**Subject:** Why climate change is something to worry about now.

I think this is a good summary of what scientists are seeing in our future.

[The climate disaster is here – this is what the future looks like | Environment | The Guardian](#)

Marilyn McNabb

[dropseed3@gmail.com](mailto:dropseed3@gmail.com)

1701 W. Rose St., Lincoln NE 68522

**JaMel E. Ways**

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Marilyn McNabb

[dropseed3@gmail.com](mailto:dropseed3@gmail.com)

1701 W. Rose St., Lincoln NE 68522

## JaMel E. Ways

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**From:** Benjamin Christ <holidayhexon@yahoo.com>  
**Sent:** Sunday, October 17, 2021 10:47 AM  
**To:** Council Packet  
**Subject:** A big thanks!

Hi folks,

Just wanted to thank you for your invaluable service to this once quaint little town. The things you do to serve this city is truly amazing. I'm not sure what we'd do without you masked heroes delegating funds extorted from residents of this area. You guys are just as important to a functioning city as our great mayor who attends communist functions set up by the CCP. It's great! I feel so safe and free under your supervision. Our city could not function without all of you committed to collectivism like you are. We should think of Lincoln like it's an entity and all it's citizens are the cells that operate it. There is no room for individual thinking or freedoms. And we need heroes like you and the mayor to tell the cells what to do. People are too selfish and dumb to operate freely and organize together for services we need. That's why we have you fine folks of honor and integrity to show us the way.

Special shout-out to James! Thanks buddy! I really appreciate you getting back to me via email a day before the meeting, on the weekend. It gave me plenty of time to request time off from a workplace I'd only been at a week. I know you were super busy doing important things to let me know any sooner after the phone call we had a week before, when you said you'd get back to me to confirm. I should have just assumed it was confirmed for some reason. So thanks. You are the only one who showed any concern regardless of sincerity.

Keep doing what you guys do! I'll just spend my own leftover money, after extortion fees, to fix my car myself. I'll also fix the mailbox that keeps getting knocked over every year by your skilled street maintenance team. I love you guys! I don't know what we'd do without you! Thank you so much for everything!!!

Sincerely,

Benjamin J Christ  
(The guy who got screwed over by a street sweeper)

Sent from Yahoo Mail on Android

**JaMel E. Ways**

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**From:** George Wolf <gwolf1226@hotmail.com>  
**Sent:** Tuesday, October 19, 2021 9:45 AM  
**To:** Council Packet; Mayor  
**Subject:** More News from North Carolina

Dear Mayor Gaylor Baird and Members of the City Council:

Here is additional information on progress in North Carolina:

<https://www.heraldsun.com/news/local/article255097562.html>

George Wolf, for Fairness Lincoln