



Directors Meeting Agenda

Monday, April 17th, 2023, 2:00 p.m.

555 S 10th Street Luxford Studio

- I. Approval of Directors Meeting Minutes from April 10th 2023
- II. City Clerk: Agenda Advisories
- III. Director Presentations
- IV. City Council: Commissions, Committees, and Event Updates
- V. Post-Meeting Council Members Calls to Directors
- VI. Adjournment

Next Directors Meeting – May 1st , 2023, 2:00 p.m.

Correspondence – Online for Review

- I. Directorial Correspondence
 - i. BP230412 - 1 AA Weekly Approvals City – Jennifer McDonald
- II. Constituent Correspondence
 - i. Requested Special Use Permit for 3737 Calvert Street – Comments for 4/10/2023 Public Hearing – Priscilla Henkelmann
 - ii. FW: SP23005 Harbor Senior Care – Jenn Boon
 - iii. SP23005 – Support for a change in zoning for a residential healthcare facility – John O'Connor
 - iv. Special Permit 23005 – Rob Simon
 - v. Thank you – Joseph Dorenbach
 - vi. SP23005 Harbor Senior Care – Michelle Moses
 - vii. The Harbor Senior Care – Alyssa Freie
 - viii. SP23005 – Christine Villanueva
 - ix. Harbor Senior Care Letter of Support – Nikki Sleddens
 - x. Code SP23005 The Harbor Senior Care – Rylie Connelly

The Directors Meeting Agendas and Minutes may be accessed online at:
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

Memorandum

Date: April 12, 2023
To: City Clerk
From: Alexis Longstreet, Planning Dept.
Re: Administrative Approvals
cc: Shelli Reid, Planning Dept.

This is a list of City administrative approvals by the Planning Director from, April 4, 2023, through April 10, 2023:

Administrative Amendment #22054 to the Northridge Heights Use Permit 19013, was approved by the Planning Director on April 4, 2023, to revise the details for additional parking and garages, increases the square footage from 28,872 SF to 31,297 SF, and show a lot split into two lots, generally located at N 27th Street and Fletcher Avenue.

From: [Priscilla Herbelmann](#)
To: [Jeremy J. Ward](#); [Tom J. Beckus](#); [James M. Bowers](#); [Richard W. Meginnis](#); [Michelle B. Suarez](#); [Sandra J. Washington](#); [Bernie B. Shobe](#); [Council Packet](#)
Cc: [Todd Thompson](#); [Darryl Fortner](#)
Subject: Requested Special Use Permit for 3737 Calvert Street - Comments for 4/10/2023 Public Hearing
Date: Thursday, April 6, 2023 1:22:58 PM

Dear Lincoln City Council Members,

My husband, Sanford Grossbart, son, Max Grossbart, and I live at 3810 Stockwell Street, Lincoln NE 68506. This is approximately one block south and one block east of 3737 Calvert Street.

Our comments are as follows:

- 1) The proposed project will significantly increase the amount of parking, driveways, sidewalks and other construction on the site; this will result in increased water flow from the property. Water will flow down to the lowest point. We live at 3810 Stockwell Street (bottom of the hill to the southeast) and have been severely flooded out twice in the past decade with heavy rainfall in a short period. We had to vacate our home for 6 weeks in 2015 and again for 6 weeks in 2016 due to rainwater overflow and the flooding to our property that resulted. (See photos of rainwater overflow on our property and our neighbor's home three houses to the south during past heavy rains.)





We had to spend significantly more than \$100,000 out of pocket to try to mitigate these water problems. All further developments nearby which are at a higher elevation are potential hazards to us. So, we respectfully contend that the Planning Commission erred in unanimously approving this project without the REQUIRED storm water impact/watershed study. It is our understanding that such a study is required when any Lincoln property over one acre in size is impacted/developed/disturbed. The idea that there might be watershed issues with the proposed project was dismissed by the Planning Commission. Perhaps this was an honest error, but it demonstrates that the Planning Commission is not adequately familiar with the proposed site and surrounding streets, including a large city culvert which runs through our property and numerous other properties nearby and continuing on to the south.

On a related note, the existing city water and sewer systems will likely be unable to adequately bear the increased load of 16 or more residents in the building. This number of persons is exponentially greater than the number of residents in an average home in this area or any other residential area in Lincoln.

I would further note that when we had to replace part of our home's water main, we learned that the existing City Water System did not run west from South 37th Street down Stockwell Street to end on city property in front of our home, as is customary in many parts of Lincoln. We had to pay a plumber to dig from across the street from our house all the way west up Stockwell Street to connect with the City Water at the top of the hill. I mention this not to complain, but rather to indicate that the City Water infrastructure in this neighborhood is absolutely not set up for commercial enterprises. It takes more than lot size to support viable, well functioning commercial enterprises.

2) The proposed parking plan for the site is inadequate and does not consider the fact that there is no street parking surrounding 3737 Calvert Street or South 37th Street to the north or to the south. (I would also note that there are no public sidewalks on South 37th Street south of Calvert Street, and on only one side of 37th Street between Calvert and Sheridan Boulevard.) The proposed parking, which is based on four staff members, doesn't adequately address the need for parking for other ancillary service providers and vendors who will be coming in and out of the facility plus family and friends who will be visiting residents.

3) The proposed facility for 12-16 residents and four staff is absolutely not a "small, homelike setting". This number of residents is as large as many commercial dementia units which are parts of larger assisted living facilities in Lincoln and elsewhere. I would further note that almost none of the facilities in Lincoln which serve dementia patients offer double rooms (except for related residents), because they have learned that the majority of patients do not handle previously unknown roommates well, and it simply does not meet the needs of the majority of residents.

So the notion that Harbor House is a desirable "homelike" alternative to existing and newly developing commercial dementia assisted living facilities in Lincoln is absolutely untrue. If the application were proposing three or four residents, this notion of a "homelike" alternative might be true. But with 12-16 residents, certainly not.

4) On a related note not specific to this project, the change to the Special Use Permit requirements dating originally from 1986 which bases the maximum number of residents allowed in a given property on the size of the lot is not workable in most residential areas, particularly those with large lots. The currently proposed project could develop over time to housing well over 20 people living there, and this would essentially transform the building into a commercial site. As articulated in the above comments, even with 12-16

residents plus the others needed to care for the residents, this project is essentially proposing to be a commercial project in a residential area which is not set up for commerce. We respectfully recommend that the Special Use Permit criteria in the City's Comprehensive Plan be carefully reviewed and modified to address the problems outlined above.

Thank you sincerely for the opportunity to comment. Please do not hesitate to contact me for clarification or to ask further questions before you will be asked to consider this Special Use Permit on Monday, April 10 at the Council meeting. I do plan to attend and testify at the the Public Hearing on this matter.

Thank you again for all you do to make Lincoln a better place and for your consideration.

Yours Truly,
Priscilla Henkelmann (and Sanford and Max Grossbart)
402-304-2529
phenk57@yahoo.com

Sent from my iPhone

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: SP23005 Harbor Senior Care
Date: Thursday, April 6, 2023 2:32:41 PM

From: Jen PC <jenn.boon@hotmail.com>
Sent: Thursday, April 6, 2023 1:25 PM
To: City Clerk <CityClerk@lincoln.ne.gov>
Subject: SP23005 Harbor Senior Care

Lincoln City Council,

I am writing in regards to the appeal to the new Harbor Senior Care home zoning application.

My mother, who has Alzheimers, has been a resident of their current home since February of this year. I can't even begin to tell you what a godsend this home has been to her and to my family. It is a true home. When my mother lived at a couple different senior communities in Lincoln, she spent a lot of her time sitting alone and confused in her apartment. At the Harbor, the kitchen, dining area, and family room are one space where they can hang out, do activities, socialize and feel like they are part of a family again. This is exactly what my mom needed. The home itself is very well kept and well run. There are no signs identifying it as a memory care facility. It is a quiet, safe place and the staff are exceptional. You don't even know it's a memory care home when you drive up to it.

The Harbor as a small, homestyle care facility is the model we, as a society, should be moving towards in caring for our loved ones with dementia. Alzheimers has stolen so much from my mom and our family, the Harbor has given her a home and a whole new extended family. A memory care home like this is an asset to any neighborhood in Lincoln. I would have no objections having them as my next door neighbor.

Please reject the zoning appeal and allow Harbor Senior care to open their second residence in Lincoln. It will benefit more families dealing with dementia and will be an asset to any neighborhood in Lincoln. Thank you.

Sincerely,
Jennifer Boon

Sent from [Mail](#) for Windows

From: [Deb O'Connor](#)
To: [Council Packet](#)
Subject: SP23005 - Support for a change in zoning for a residential healthcare facility
Date: Saturday, April 8, 2023 11:50:02 AM

April 8, 2023

City Council,

Please support the zoning change for a new assisted living location that Katie Hartman RN, BSN is proposing.

I attest that the investors/owners operate and maintain is an ideal assisted living facility. My mother-in-law is a current resident at Harbor House - an assisted living home located in a very similar neighborhood setting off of 84th Street. The Harbor House is owned, operated, & maintained by Katie Hartman. For anyone driving by the Harbor House, I would challenge them to identify which of the many houses on the street is the assisted living facility (there is no sign, the residents are quiet and private).

I can also attest that living immediately adjacent to an assisted living facility was a good experience for me and my family. For 18 years, we lived next to Savannah Pines which was many times larger than Katie's proposal. We lived in harmony with no interruptions. I am confident that Katie's facility will have minimal impact with the neighbors.

I appreciate Katie's team for the loving care they have provided my mother-in-law and I appreciate the City of Lincoln for enabling quality of life investments like this.

John O'Connor
6760 Ashbrook Drive #204
Lincoln, NE 68516

From: [Rob Simon](#)
To: [Council Packet](#)
Subject: Special Permit 23005
Date: Sunday, April 9, 2023 10:36:10 PM

RE: Appeal of Special Permit 23005

My name is Robert Simon, and I am writing to you as someone who lives in the neighborhood surrounding the property at 3737 Calvert St. Our family lives at 3900 S. 39th St. I am registering my opposition to allowing the special permit #23005 for Commercial Use of the property at 3737 Calvert Street.

Not to overturn the planning commission's approval of the special permit would allow the applicant or its successors at any point in the future to turn the property at 3737 Calvert Street into any of the uses enumerated in Section 27.02.090 of the Zoning Ordinance. This special permit allows group homes as well as memory care units. There is no provision to prevent the applicant or his successors from turning the property into a group home, such as a "sober house".

According to Section 27.02.090 of the Zoning Ordinance, the definition of a Residential Healthcare Facility is "a building or structure that is to be used in a residential nature, licensed or approved by the state or an appropriate agency, if required. Residential health care facility could include but would not be limited to the following types of facilities: Assisted Living, Nursing Care, Memory Care, Convalescent Home, Hospice Home, Group home for 16 or more people and Intermediate Care, and may include independent living units."

The ordinance references group homes, but also states it is not limited to the following types of facilities listed. There is no provision in the ordinance not to allow the special permit to be transferred to another entity or turned into another type of group home. It also states that external licensing is only necessary "if required" by the state or appropriate agency.

Of particular interest, there was no promise by the applicant in the planning board hearing to have this property remain a Residential Assisted Living Care Home. The planning department and planning board did not request any specific promise or time frame on the applicant maintaining this property as a Residential Assisted Living Care Home.

In the Planning board hearing, the applicant responded to a question from Commissioner Edgerton in the following. "Edgerton asked what the process will look like for the state. Gille (the applicant) stated after the Special Permit with the city, then they must change the zone of the home." (Page 9 of the Planning Department Summary Report, Special Permit 23005). No one from the Planning Commission or the Planning Department stated that this is not the process. Does this mean Special Permit 23005 is eventually going to be a zoning change and will that impact the entire neighborhood? This was not addressed at the planning commission hearing.

I appreciate your consideration and time on this issue.

Thanks.

Rob Simon

3900 S. 39th

Lincoln, Ne

Rsimon_2000@yahoo.com

402 417-5576

From: [Joseph Dorenbach](#)
To: [Council Packet](#)
Subject: Thank you
Date: Tuesday, April 11, 2023 3:10:36 PM

I just wanted to thank all of you for your vote to provide city employees with six weeks of paid parental leave. I am hopeful that other employers will see fit to do the same.

Thank you!
Joe Dorenbach
Sent from my iPad

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: SP23005 Harbor Senior Care
Date: Wednesday, April 12, 2023 1:47:53 PM

From: Michelle Wilhelm <helmwelm@yahoo.com>
Sent: Thursday, April 6, 2023 6:19 PM
To: City Clerk <CityClerk@lincoln.ne.gov>
Subject: SP23005 Harbor Senior Care

Lincoln City Council,

I am writing in regards to the appeal to the new Harbor Senior Care home zoning application. My mother, who has Alzheimers, is a resident at the Harbor house. I can't begin to share with you what a blessing this home has been to our family. My mother has been in two other facilities & that's just what they were "facilities". The Harbor house is a HOME! The Harbor house has become my mother's second home & has provided our family with a sense of relief knowing that our mother is well cared for. We are now able to spend quality time with her when we visit. In the past, when we'd go to visit her, we'd spend all of our time helping her with daily tasks that the facility wasn't providing. The Harbor house provides 24/7 care & is a welcoming place. They provide activities & outings & give their residents a sense of purpose & belonging. Our mother was initially on a waiting list for the new Harbor house but we were fortunate enough to get a spot at the current Harbor house.

Unfortunately, Alzheimers isn't going anywhere & there is a great need for more places like the Harbor house. Unless you are familiar with the Harbor house you wouldn't be able to distinguish it from any other home in the neighborhood. There aren't any signs identifying it as a memory care home. It is a safe, quiet, well maintained home with AMAZING caregivers. We need more places like this to care for our aging parents. Please reject the zoning appeal & allow Harbor Senior care to open their second location in Lincoln. It will benefit more families dealing with this horrible disease & would be a great asset to our community.

Sincerely,
Michelle Moses
SP23005

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: The Harbor Senior Care
Date: Wednesday, April 12, 2023 1:48:03 PM

From: Alyssa Freie <alyssafreie@gmail.com>
Sent: Sunday, April 9, 2023 11:19 AM
To: City Clerk <CityClerk@lincoln.ne.gov>
Subject: The Harbor Senior Care

Hello,

My name is Alyssa Freie and I am a caregiver at The Harbor Senior Care. I am writing in regards to our new home at Calvert. While it is understandable that some individuals are fearing the unknown of this home, I want to assure whoever it may concern that our concept positively impacts lives. We are like any other home on the outside, there are no signs that may indicate we are a memory care home. We are quiet and respectful of our neighbors. However on the inside, we are making a difference. We provide care to those that suffer from Dementia and Alzheimers. These people deserve the best care possible, and that is what we provide. We keep them active with several activities a day. We eat together, laugh together, and create memories together. We operate like any other family, creating the best day to day life for our residents. I love working at The Harbor senior Care because I know I positively impact my residents lives. We have a waiting list of people's loved ones deserving of this care. Please think of your own loved ones and what you would want for them.

This is a new concept to Lincoln, and one that will make a difference.

Thank you,

Alyssa Freie

CODE: SP23005

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: SP23005
Date: Wednesday, April 12, 2023 1:48:11 PM

From: Christine Villanueva <scvillanueva1@gmail.com>
Sent: Sunday, April 9, 2023 7:00 PM
To: City Clerk <CityClerk@lincoln.ne.gov>
Subject: SP23005

I am writing to show my support for the zoning change requested for 3737 Calvert Street which would allow the lot to be zoned as a Residential Healthcare Facility.

I have an aunt who resides at The Harbor Senior Care's location on Pinedale Ct. and hope to have my mom living at the new location. As the "responsible party" for my mother and her two sisters, ages 94, 96 and 105, I have had a lot of experience with various senior living, skilled nursing and memory care facilities and I can say without any reservation that the care given at The Harbor Senior Care is by far the best we have experienced. Katie and her staff have a heart and a passion for caring for seniors. Residents are not left by themselves in their rooms only to be checked on according to some schedule. They are at the dining table doing crafts or activities, or in the living room interacting with each other or just relaxing. The Harbor's goal of providing a home-like setting for their residents is not just a slogan. This is a home, first and foremost--and not a home as in "old-folk's home"-- but a true home, where one is safe, loved, cared for and respected.

I can empathize with the concerns of the neighbors who have opposed this zoning change. Because this is a unique concept in Lincoln, there is a fear of the unknown and the opinion that this is a great facility but "not-in-my-backyard" is not unexpected. All I can do is to say that it has been my experience that you will not know from the exterior that this is a healthcare facility. There is no signage, no mass of cars, or other tell-tale signs. In fact, I have to ensure family members that they are at the correct address when they pull up to the current Harbor Senior Care location. And as for the concerns about the lot, The Harbor's plans are to love and embrace the tree-filled yard. The residents at the current location love being able to have meals on the deck or patio or just sit in the fresh air or take a walk on the garden path on a beautiful day. The wonderful lot on Calvert will ensure that the residents of this location have that same opportunity.

I hope that you will approve this special permit as I am confident that the Harbor Senior Care will be an asset to the community and a wonderful neighbor if given the chance. I know that it has enhanced the quality of my aunt's life and I hope that his new location can do the same for others. We should all pray that there will be such a facility for us someday should we need it.

Thank you,

Christy Villanueva

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: Harbor Senior Care Letter of Support
Date: Wednesday, April 12, 2023 1:48:26 PM
Attachments: [City Council Letter.docx](#)

From: nikkisleddens@gmail.com <nikkisleddens@gmail.com>
Sent: Monday, April 10, 2023 12:21 PM
To: City Clerk <CityClerk@lincoln.ne.gov>
Cc: Katie Hartman <katie.hartman@theharborseniorcare.com>
Subject: Harbor Senior Care Letter of Support

Good afternoon,

Attached is a letter in support of Harbor Senior Care for consideration by the City Council to rezone the property at 3740 Calvert St.

Thank you,
Nikki Sleddens

Sent from my iPhone

Dear Council Members,

I write you to urge your support for the proposed new Harbor House facility. As the grandson of a dementia patient, I understand the importance of providing a comfortable, home-like setting for these vulnerable individuals like my grandmother, Arline.

Arline is a current resident at the Harbor House. She suffers from dementia. For the past few years, she has lived in larger senior living facilities. These places were so large that they were difficult for Arline to navigate, feeling more like an institution than a home. The large number of residents and staff made it hard for her to recognize or identify anyone. As a result, she was often confused or lost in her own place of residence. Despite frequent visits from family, she often felt isolated in her day-to-day, due to the difficulty of navigating the facility/socializing outside of her apartment.

Since moving to the Harbor House, I've seen an overwhelmingly positive shift in Arline's attitude. The home-like layout helps her navigate easily and comfortably interact with others. The small population and neighborhood setting of the Harbor House feels more familiar. She recognizes the other residents and small staff. The staff knows her well and can provide personalized care. It has become her home- something which everyone deserves.

I understand some neighbors are concerned about potential negative impacts on the neighborhood, such as increased traffic, noise, or lowered property values. However, these concerns are unfounded. The residents are elderly and homebound. They do not come and go- likely creating less traffic than even a single-family home would. Nor do they do not engage in loud/disruptive activities. The current Harbor House facility is clean, quiet and well-maintained, with a capable staff who can address any concerns that might arise.

I implore you to remember that the Harbor House is not just a care facility. It is a *home* designed to meet the unique needs of memory care patients. Unlike larger senior living facilities, the Harbor House fosters a sense of community and belonging. It provides a safe and comfortable environment that allows residents to feel more at home and improve their quality of life.

In conclusion, I urge you to support the proposed Harbor House facility and help provide a better quality of care for these vulnerable individuals. Everyone deserves a safe and comfortable home, including and especially those elderly persons suffering from dementia. Do not allow unfounded fear and prejudice to stand in the way of providing care to those who need it most.

Thank you for your time and consideration.

Sincerely,
Will Sleddens

From: [City Clerk](#)
To: [Council Packet](#)
Subject: FW: Code SP23005 The Harbor Senior Care
Date: Wednesday, April 12, 2023 1:48:34 PM

From: Rylie Connelly <rylieconnelly22@gmail.com>
Sent: Monday, April 10, 2023 12:32 PM
To: City Clerk <CityClerk@lincoln.ne.gov>
Subject: Code SP23005 The Harbor Senior Care

To Whom It May Concern,

I have been with The Harbor Senior Care since we first opened the doors at the Pinedale location. I was fortunate enough to be a part of the initial planning of this wonderful home environment facility. At first, this concept was questionable. However, once we got started and we got our first resident there was no doubt that this concept would positively change lives. This home operates like any other home, there are no signs indicating our home is a Memory Care home. We operate like any other family. We wake up, get ready for the day, eat meals, and do activities. We have a waiting list of people who are needing this type of home for their loved one. Their loved ones deserve this. As someone who has worked in many bigger facilities, I can say that our concept truly enhances their quality of life. In bigger facilities, we treat our elders like a checklist. There are so many things that have to be done in one shift that we don't have time to give the attention our residents deserve, leaving them inactive, where most fall into a state of depression. Some of our residents came from a bigger facility setting and we have had their families report back to us that they have noticed the large positive impact our concept has had on their loved one. They are overall happier.

Many are fearing the unknown. This is completely understandable. This is a new concept to Lincoln, and many do not understand our concept. But once we are in place, everyone will see how quiet our home is and how we are beyond respectful of our neighbors. We truly are just like any other family, providing a meaningful day to day life for the residents we love.

Personally, if I had to take a loved to a memory care unit, I would want it to be in a small home where I know they will be cared for and loved. Think about your own future and what you would want for yourself and your loved ones. This is where we make a difference in our community.

Thank You,
Rylie Connelly