



Directors' Meeting Agenda

2 p.m. Monday, November 17, 2025

555 S. 10th St., Lincoln, NE

Bill Luxford Studio

- I. Open Meetings Law Announcement**
- II. Approval of Directors' Meeting Minutes from November 3**
- III. City Clerk Advisories**
- IV. City Council Advisories**
- V. Director Advisories**
- VI. Councilmember Commission, Committee, and Event Updates**
- VII. Public Comment**
- VIII. Post-Meeting Council Members' Calls to City Directors**
- IX. Adjournment**

Next Directors' Meeting – 2 p.m. Monday, December 8

City Correspondence

Urban Development

Planning & Development

"

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RE: November Mayors Neighborhood Roundtable

Administrative Approvals

BPC111225 - 1 PC Final Action Notice

BPC251112 - 1 PC Action

Constituent Correspondence

Jim Bunch

FW: Street Issue

From: [Stephanie L. Rouse](#)
Cc: [Jesse Poore](#); [Rachel K. Christopher](#); [Ayden L. Johnson](#); [Andrew D. Thierolf](#); [Steve S. Henrichsen](#); [Jacob R. Schlange](#); [Benjamin M. Callahan](#)
Subject: RE: November Mayors Neighborhood Roundtable
Date: Wednesday, November 12, 2025 8:29:17 AM

Hello everyone,

Below is the link to Monday nights Mayors Neighborhood Roundtable meeting notes. As a reminder, check out the Virtual Public Meeting on the transportation plan and the comprehensive plan before it closes at the end of the day this Friday, November 14. The link is: <https://lincoln.ne.gov/planforward>

November Meeting Summary: https://www.lincoln.ne.gov/files/sharedassets/public/v/1/urban-development/neighborhoods/roundtable/2025_nov-10-mayors-neighborhood-roundtable-meeting-notes.pdf

Stephanie Rouse, AICP
Urban Development Manager
City of Lincoln
Urban Development

Office: 402-441-8211
Mobile: 531-350-0783

From: Stephanie L. Rouse
Sent: Monday, November 3, 2025 12:52 PM
Cc: Jesse Poore <jesse.poore@fhueng.com>; Rachel K. Christopher <RChristopher@lincoln.ne.gov>; Ayden L. Johnson <Ayden.Johnson@lincoln.ne.gov>; Andrew D. Thierolf <AThierolf@lincoln.ne.gov>; Steve S. Henrichsen <shenrichsen@lincoln.ne.gov>; Jacob R. Schlange <JSchlange@lincoln.ne.gov>; Benjamin M. Callahan <BCallahan@lincoln.ne.gov>
Subject: FW: November Mayors Neighborhood Roundtable

Hello everyone,

We are meeting next Monday, November 10th, for the Mayor's Neighborhood Roundtable. The agenda is below along with the link to October's meeting notes. As a reminder, the group decided this meeting would be used by the LRTP/Mobility Plan team to gather feedback from the neighborhoods to help inform both planning documents. Come prepared to provide input! In addition, there are two text amendments that will be briefly presented at the beginning of the meeting, with one returning next month for a more in-depth conversation.

- November Agenda: https://www.lincoln.ne.gov/files/sharedassets/public/v/1/urban-development/neighborhoods/roundtable/2025_nov-10-mayors-neighborhood-roundtable-agenda.pdf
- October Notes: <https://www.lincoln.ne.gov/files/sharedassets/public/v/2/urban->

[development/neighborhoods/roundtable/2025_oct-13-mayors-neighborhood-roundtable-meeting-notes.pdf](#)



Stephanie Rouse, AICP

Urban Development Manager

City of Lincoln

Urban Development

Office: 402-441-8211

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555 S 10th St, Ste 205

Lincoln, NE 68508

lincoln.ne.gov/Urban

From: [Laura A. Tinnerstet](#)
To: [Benjamin A. Sobel](#)
Cc: [David R. Cary](#); [Steve S. Henrichsen](#)
Subject: Administrative Approvals
Date: Wednesday, November 12, 2025 12:37:49 PM
Attachments: [BP251112-1-Administrative Approvals.pdf](#)

Good afternoon,

I've attached the Administrative Approvals for this week.

Thank you,



Laura Tinnerstet
Administrative Aide II
Lincoln-Lancaster County
Planning and
Development

Office: 402-441-6365

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/PlanDev



Memo

DATE: November 12, 2025
TO: City Clerk
FROM: Clara McCully
SUBJECT: Administrative Approvals

This is a list of City administrative approvals by the Planning Director from November 4, 2025, to November 10, 2025:

Administrative Amendment 25035, to Special Permit 04069, Whitetail Run Community Unit Plan, was approved by the Planning Director on November 5, 2025, to adjust the building envelope lines for Lot 2B and 2C in Block 2, generally located at SW 14th Street and W Bennet Road.

Administrative Amendment 25037, to Change of Zone 1903C, Chateau at Yankee Hill Planned Unit Development, was approved by the Planning Director on November 5, 2025, to adjust the allowed square footage on the Land use table, which reduced the H-4 PUD area from 25,000 to 12,500 square feet and increased the O-3 PUD area from 10,000 to 22,500 square feet, generally located at the northeast corner of S 40th Street and Grainger Parkway.

From: [Shelli K. Reid](#)
To: [Benjamin A. Sobel](#)
Cc: [David R. Cary](#); [Steve S. Henrichsen](#)
Subject: BPC111225 - 1 PC Final Action Notice
Date: Wednesday, November 12, 2025 4:34:15 PM
Attachments: [BPC111225 - PC Final Action Notice.pdf](#)

Please see attached.



Shelli Reid

Administrative Officer
Lincoln-Lancaster County
Planning and Development

Office: 402-441-6363

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/PlanDev

PLANNING COMMISSION FINAL ACTION NOTIFICATION

TO: Mayor Leirion Gaylor Baird
Lincoln City Council

FROM: Shelli Reid, Planning and Development

DATE: November 12, 2025

RE: Notice of final action by Planning Commission: November 12, 2025

Please be advised that on November 12, 2025, the Lincoln City-Lancaster County Planning Commission adopted the following resolution:

Resolution PC-01961, approving Special Permit 25040, to replace and expand a nonconforming patio in the corner front yard with a wooden deck of the same dimensions and the addition of stairs on property legally described as Lot 12, Block 3, Second Hillside Addition, located in the SE 1/4 of Section 25-10-06, Lincoln, Lancaster County, Nebraska, generally located at 2444 C Street.

The Planning Commission action is final, unless appealed to the Lincoln City Council. The Planning Commission's action on this application 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 Resolution may be accessed on the internet at 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., SP25040), click on "Search", then "Select", and go to "Related Documents".

From: [Shelli K. Reid](#)
To: [Benjamin A. Sobel](#); [Planning ALL](#); [Commish](#); [Andrew Barnes](#); [Chad E. Blahak](#); [David A. Derbin](#); [Elizabeth D. Elliott](#); [John M. Ward](#); [Jon D. Carlson](#); [Pamela L. Dingman](#); [Rick D. Hoppe](#); [Robert K. Simmering](#); [Ron E. Rehtus](#); [Shelli K. Reid](#); [Terry A. Kathe](#); [Tim S. Sieh](#)
Subject: BPC251112 - 1 PC Action
Date: Thursday, November 13, 2025 7:57:21 AM
Attachments: [BPC251112 - 1 PC Action.pdf](#)

Please see attached.

Thank you,



Shelli Reid

Administrative Officer
Lincoln-Lancaster County
Planning and Development

Office: 402-441-6363

555 S 10th St, Ste 213
Lincoln, NE 68508
lincoln.ne.gov/PlanDev

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 12, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Department met with Planning Commission members on Wednesday, November 12, 2025, at 12:00 p.m. in the Council Chambers, for a prebriefing of the Comprehensive Plan and Long-Range Transportation Plan. Public testimony was not accepted at this briefing.

****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.

AGENDA

WEDNESDAY, NOVEMBER 12, 2025

[Commissioners Ball, Ebert, Joy and Ryman Yost absent]

Approval of the minutes of the regular meeting held October 29, 2025. ****APPROVED: 5-0 (Ball, Ebert, Joy and Ryman Yost absent)****

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

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 25011, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, to provide a conservation easement to preserve flood storage capacity in relation to approved Special Permit #1123D for the People's City Mission, on property generally located 110 Q Street.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Benjamin Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

TEXT AMENDMENT:

- 1.2 TEXT AMENDMENT 25013, to amend the Lincoln Municipal Code, Chapter 27.61.010 Continuation of Nonconforming Use and Chapter 27.61.040 Extension or Enlargement to allow more flexibility for structural alterations for the reuse of existing buildings.

Staff recommendation: Approval

Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent) Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

SPECIAL PERMIT:

- 1.3 SPECIAL PERMIT 25040, to replace a nonconforming porch in the corner front yard with the addition of stairs on property generally located at 2444 C Street. **FINAL ACTION**

Staff recommendation: Conditional Approval

Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov

Planning Commission “final action”: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 30, 2025, Resolution No. PC-01961.

STREET AND ALLEY VACATION:

- 1.4 STREET AND ALLEY VACATION 25004, to vacate a portion of undeveloped right-of-way previously intended for South Street, adjacent to property generally located at S 98th Street and South Street.

Staff recommendation: Conforms to the Comprehensive Plan

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively pending until further notice.

2. **REQUESTS FOR DEFERRAL:** None
3. **ITEMS REMOVED FROM CONSENT AGENDA:** None
(Public Hearing and Administrative Action)
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

COMPREHENSIVE PLAN CONFORMANCE AND ASSOCIATED ITEM:

- 4.1a COMPREHENSIVE PLAN CONFORMANCE 25010, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a proposed conservation easement to preserve flood storage capacity and natural resources within the Pine Woods Planned Unit Development, on property generally located at 6511 Pine Lake Road.

Staff recommendation: In Conformance with the Comprehensive Plan

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: FINDING OF CONFORMANCE: 5-0 (Ball, Ebert, Joy and Ryman Yost absent). Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

- 4.1b CHANGE OF ZONE 08041G, to amend the Pine Woods Planned Unit Development to approve updated grading and drainage plans and hydraulic report, to allow expansion of an existing building by 5,760 SF and expansion of existing contractor services use in the flood plain, on property generally located at 6511 Pine Lake Road.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: CONDITIONAL APPROVAL WITH ADDITIONAL CONDITIONS RECOMMENDED BY APPLICANT AND APPROVED BY STAFF: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 30, 2025. Public hearing before the City Council is tentatively scheduled for Monday, December 8, 2025, 3:00 p.m.

SPECIAL PERMIT:

- 4.3 SPECIAL PERMIT 25042, To allow soil mining and excavation on property generally located at W A Street and SW 126th Street. **FINAL ACTION**

Staff recommendation: Denial

Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission “final action”: APPROVAL WITH AN ADDITIONAL CONDITIONS OF APPROVAL AS RECOMMENDED BY APPLICANT AND APPROVED BY STAFF : 5-0 (Ball, Ebert, Joy and Ryman Yost absent), Resolution No. PC-01962.

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

COMPREHENSIVE PLAN AMENDMENT AND ASSOCIATED ITEMS

- 4.4a COMPREHENSIVE PLAN AMENDMENT 25006, to amend the Lincoln-Lancaster County 2050 Comprehensive Plan to revise the Future Land Use Map from Residential – Low Density use to Commercial use, and to adjust the Future Growth Tier designation from Tier 1, Priority C to Tier 1, Priority A, on property generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent) Public hearing before the City Council is currently pending until further notice.

- 4.4b ANNEXATION 25008, to annex approximately 13.12 acres on property generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy and Ryman Yost absent), as set forth in the conditions of the staff report dated October 18, 2025, and as amended as stated in staff memo dated November 10, 2025. Public hearing before the City Council is currently pending until further notice.

- 4.4c CHANGE OF ZONE 05068I, an amendment to add approximately 13.12 acres and 161,000 square feet of commercial floor area to the existing Planned Unit Development (PUD) for The Woodlands at Yankee Hill PUD, and associated waivers, including a waiver of the subdivision regulations for the Minimum Flood Corridor, on property generally located on the SW corner of S 70th & Yankee Hill Road.

Staff recommendation: Conditional Approval

Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov

Planning Commission recommendation: CONDITIONAL APPROVAL: 5-0 (Ball, Ebert, Joy

and Ryman Yost absent), as set forth in the conditions of the staff report dated October 18, 2025; and as amended as stated in staff memo dated November 10, 2025. Public hearing before the City Council is currently pending until further notice.

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

Adjournment: 2:45 p.m.

From: [Jim Bunch](#)
To: [Council Packet](#)
Cc: [Sandra J. Washington](#); [Bennie R. Shobe](#); [James M. Bowers](#)
Subject: Fw: Street Issue - Not Pothole (20400857) was closed by LTU_Admin4
Date: Thursday, November 13, 2025 8:44:03 AM

This is yet ANOTHER LTU fail! How difficult is it to put up ONE sign???

ThanxaBunch, Jim

----- Forwarded Message -----

From: "Jim Bunch" [REDACTED]
To: "donotreply@seeclickfix.com" <donotreply@seeclickfix.com>
Sent: Thu, Nov 13, 2025 at 8:42
Subject: Re: Street Issue - Not Pothole (20400857) was closed by LTU_Admin4
So you can't put up ONE sign? Clueless LTU, once again!!!

ThanxaBunch, Jim