

## **MEETING RECORD**

**NAME OF GROUP:**

PLANNING COMMISSION

**DATE, TIME AND  
PLACE OF MEETING:**

Wednesday, May 14, 2003, 1:00 p.m., City  
Council Chambers, First Floor, County-City Building, 555  
S. 10th Street, Lincoln, Nebraska

**MEMBERS IN**

## **Meeting Minutes**

located on the north side of "A" Street, and this proposal includes construction of 4 townhouse type structures, each with individual ownership, very similar with the Carriage Park development to the east.

Burt advised the Commission that prior to submittal and final design, the applicant contacted the Carriage Park Neighborhood Association to the east, and had good discussion with one of the members and owners that lives adjacent to the property and is most affected by this development.













Ex parte communications: None.

Tom





landscape screen on 84<sup>th</sup>

Bills-Strand inquired whether there is a deadline on putting in that road. Bartels stated that the deadline has been previously extended several times and this is another request of extension. Bills-Strand noted ~~the~~ lot of houses in there and she is concernsi0bout emergency fire vehicles getting into the development.

Response by the Applig0nt



Support

1. **Lori Sass**, 18401 Holdrege, abutting the Heier property, and who also farms north of Adams

Strand, Steward, Carlson, Duvall, Larson, Taylor and Schwinn voting 'yes'; Krieser absent; Newman resigned.

**SPECIAL PERMIT NO. 2009**  
**FOR A GARDEN CENTER**  
**ON PROPERTY GENERALLY LOCATED**  
**AT S.W. 69TH STREET AND WEST "O" STREET.**

**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:** May 14, 2003

Members present: Bills-Strand, Steward, Carlson, Duvall, Larson, Taylor and Schwinn; Krieser absent; Newman resigned.

Staff recommendation: Conditional approval.

Ex parte communications: None.

Mike DeKalb of Planning staff submitted a letter received this morning from Becky Vandenberg on behalf of SID #6. The SID has agreed to allow the special permit with the written agreement of the owner to work with the SID in regard to conservation of water. The SID is also requesting a condition that the owner be required to inform the SID of changes and be required to get approval from the SID prior to any changes occurring. The SID's primary concern is the water system. Ms. Vandenberg's letter discusses the Wellhead Protection District as being a voluntary program, but once someone becomes a participant in the program, all of their ordinances do become law and there are ordinances on the books in regard to irrigation.

Proponents



**SPECIAL PERMIT NO. 2005,**  
**BETTY'S HAVEN COMMUNITY UNIT PLAN,**  
**ON PROPERTY GENERALLY LOCATED AT**  
**S. CODDINGTON AND WEST SOUTH STREET.**  
**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 14, 2003

Members

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past and they are not very trusting, thus there is some skepticism about this proposal. The neighbors have encountered problems with this developer from the standpoint of not putting in sidewalks on a development which is right across the street from the school. The neighbors had to picket Hartman to get attention and to force him to put the sidewalks in. The neighbors are worried about this kind of thing. The neighbors are concerned about the value of their homes; the volume of people in this development with one outlet; parking; water pressure, which is already a major problem in this area; safety of children; sidewalks; and there being only one entrance to this development. All of the children come down the sidewalk in front of the Schmidt's house; the sidewalks must be installed; we can't wait for sidewalks to go in after the work is done. The neighbors are also concerned about multi-renters. They would have rather seen six or eight houses developed. But, the biggest concern is to keep up with the sidewalks. There is no busing out there and there are many developments out in this area without sidewalks. The sidewalks have to be installed right away for the safety of the children. Vocasek also requested a stockade fence (all of one kind) on the north side and possibly on the south side. The neighbors are concerned about the overflow parking on the streets, the multiple renters and the water detention pond. If the developer will work with the neighbors on

Katt offered to add to the conditions of approval:

To require a 6' high solid screen fence between the required landscape screen and the townhome lots adjoining South Street.

To construct sidewalk along South Street contemporaneous with getting the project ready for occupancy.

Becky Horner stated that the staff would agree with the proposed additional conditions.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 14, 2003

Steward moved approval, with conditions, with the amendments proposed by the applicant, seconded by Larson and carried 7-0: Bills-Strand, Steward, Carlson, Duvall, Larson, Taylor and Schwinn voting 'yes'; Krieser absent; Newman resigned.

There being no further business, the meeting was adjourned at 3:30 p.m.

Please \_\_\_\_\_:

Planning Commission on May 28, 2003.