

## MEETING RECORD

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, May 12, 2004, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jon Carlson, Eugene Carroll, Gerry Krieser, Roger Larson, Dan Marvin, Melinda Pearson, Lynn Sunderman, Mary Bills-Strand and Tommy Taylor. Marvin Krout, Ray Hill, Steve Henrichsen, Mike DeKalb, Brian Will, Becky Horner, Tom Cajka, Greg Czaplewski, Derek Miller, Jean Walker and Teresa McKinstry of the Planning Department; media and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Planning Commission Meeting

Chair Mary Bills-Strand called the meeting to order and requested a motion approving the minutes for the regular meeting held April



Opposition

**1. Mika Pearson**, 1641 W. B Street, testified in opposition. She has serious concerns about the townhouses and the street that is to be connected from West B Court to West B Street because this is in the 100-year floodplain and the townhome owners will have some serious flood problems. She has lived there for 25 years and she has seen some serious flooding in these areas. Her house is just on the very edge of the wetlands and they have had problems with water being right at their back door and their front garage door. People just two blocks away have had to sandbag. She is concerned about the builders coming in and building these townhouses and taking this land that should be absorbing water, and selling the townhomes to people that will eventually have flood problems. They are taking valuable land that is supposed to be holding and absorbing that water. She believes that several years ago, the developers were told no because of the floodplain.

**2. Verna Pearson**, 1641 West B, testified in opposition. She has lived here all her life. Her parents also lived here all of their lives and her parents own this land. This land is not only in the 100-year floodplain but also designated wetlands. Her back yard is in the floodplain. If there is over a 5 inch rain, they are sandbagging because it goes into their garage. Four years ago, it was determined that this was wetlands and that it could not be built upon. Most of the culverts are now blocked by silt and dirt; the dirt is also

west (Fairview Heights). Dennis Bartels of Public Works & Utilities stated that potentially filling a floodplain could incrementally raise the total floodplain. However, without doing a

Carstens showed the wetland mitigation plan which was approved by the Corps. They are mitigating at 1.5 times. This was approved several years ago and it has been resissued. The



Marvin then referred to page II-1, "*Performance Measurement Systems*" and asked staff to explain some of the new performance measures. Hjermstad stated, "we're not there yet". In the next fiscal year, that is one of the th5 7s that Urban Development will be doing because HUD is making it a requirement. Primarily, Urban Development has focused on "outputs" where goals and strategies are identified for rehabilitation of houses or replacement of sidewalks, alleys, etc. HUD now wants them to look at outputs and "outcomes". Outcomes involve the impact on the rest of the neighborhood. Beginning September 1<sup>st</sup>, Urban Development will be developing a system to measure outcomes in their new consolidated plan process.

Marvin referred to page III-3 and asked for an explanation of the home buying training program. Steve Werthmann of Urban Development stated that the home buyer training is only a portion of what the operational budget supports. The staff of Neighborhoods, Inc. also administers the First Home Program. The money is used for downpayment assistance and for rehab.

of

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 12, 2004

Carlson moved to find the proposed Action Plan to be in conformance with the Comprehensive Plan, seconded by Carroll.

Marvin believes this is very important. There are some housing shortages. Reorienting the program to go to a standard to better address outcome is good.

Bills-Strand commented that Urban Development does a lot to work closely with a lot of entities in the community to make things happen.

Motion carried 9-0: Krieser, Pearson, Carlson, Sunderman, Carroll, Taylor, Larson, Marvin and Bills-Strand voting 'yes'. This is a recommendation to the City Council.

**PRELIMINARY PLAT NO. 04005,**  
**BURLINGTON NORTHERN INDUSTRIAL CENTER,**  
**ON PROPERTY GENERALLY LOCATED**  
**AT NORTH 63<sup>RD</sup>**

**STREET AND FLETCHER AVENUE**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 12, 2004

Members present: Krieser, Pearson, Carlson, Sunderman, Carroll, Taylor, Larson, Marvin and Bills-Strand.

Staff Recommendation: Conditional approval.

Ex Parte Communications







**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

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Larson moved to approve the applicant's

Main motion, as amended, carried 9-0: Krieser, Pearson, Carlson, Sunderman, Carroll, Taylor, Larson, Marvin and Bills-Strand



## Meeting Minutes



With regard to

Bills-Strand noted that one of the letters discusses trees that have been torn down. Corzine was not sure what trees to which the letter refers. The grading plan did not show tearing those trees down. The trees adjacent to the bank are still there.

With regard to the issue of property ownership of the amended area to the west, Corzine

**CHANGE OF ZONE NO. 04021**  
**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 12, 2004





The developer is in agreement with the conditions of approval. While there was a substantial list of waiver requests, Kalkowski advised that at least half were previously requested and granted with the original preliminary plat.

Marvin inquired as to the kind of screening there will be along 56<sup>th</sup> Street where the houses back up to 56<sup>th</sup>





process, Public Works is going to have to look at the variables. He does not know that it is a given that the city will acquire 120' of right-of-way. He does not disagree that getting more right-of-way from the subdivision would preserve the alternative to shift it, but he hesitates to say with certainty that that is what can or will happen.

Bills-Strand recalled a subdivision along Old Cheney Road near HiMark at about 88<sup>th</sup> Street where the











