

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, May 29, 2019, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Tom Beckius, Dick Campbell, Tracy Corr, Tracy Edgerton, Cristy Joy, Maja V. Harris, Dennis Scheer; (Sandra Washington, Deanne Finnegan absent). David Cary, Steve Henrichsen, Ed Zimmer, Geri Rorabaugh and Rhonda Haas of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Next, Steve Henrichsen, Planning Department, introduced and welcomed Rhonda Haas as the new Office Specialist for the Development Review Division of the Planning Department. Rhonda formerly worked for the City Clerk's Office, and her duties include providing clerical assistance for Planning Commission-related tasks, attending the hearings, and the preparation of minutes.

Scheer requested a motion approving the minutes for the regular meeting held May 15, 2019. Motion for approval made by Campbell, seconded by Beckius and carried 7-0: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer voting 'yes'; Washington, Finnegan absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

May 29, 2019

Members present: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer; Washington and Finnegan absent.

Scheer declared a Conflict of Interest on items 1.5a and 1.5b. and exited the chambers.

The Consent Agenda consisted of the following items: **Annexation 19006, Change of Zone 19015, Special Permit 19024, Change of Zone 19013, Special Permit/Use Permit 19C, Special Permit 19026, Special Permit 1960B, Street and Alley Vacation 19005.**

Note: This is **FINAL ACTION** on **Special Permit 19025; Special Permit/Use Permit 19C; Special Permit 19026; and Special Permit 1960B** unless appealed by filing a letter in the Office of the City Clerk within 14 days. This is a recommendation to the City Council all other items.

Campbell moved approval of the Consent Agenda, seconded by Beckius and carried 6-0: Beckius, Campbell, Edgerton, Harris, Joy and Corr; Scheer declared a conflict of interest on Special Permit 1960B and Special Permit 19026 and recused himself from voting on the Consent Agenda; Washington and Finnegan absent.

Vice-Chair Corr called for Requests for Deferral.

PRELIMINARY PLAT 18002

TO ADD 430 RESIDENTIAL LOTS ON APPROXIMATELY 152.1 ACRES, MORE OR LESS, ON PROPERTY GENERALLY LOCATED AT THE SW CORNER OF WEST OLD CHENEY ROAD AND SOUTH FOLSOM STREET:

May 29, 2019

Chair Scheer returned to chambers.

Members present: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer; Washington and Finnegan absent.

Staff recommendation: Four-week deferral

The Clerk noted that the applicant has requested to defer this item for four weeks to the regular Planning Commission hearing on June 26, 2019.

Campbell moved for a four-week deferral until June 26, 2019, seconded by Joy and carried 7-0: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer 'yes'; Finnegan and Washington absent.

CHANGE OF ZONE 19016

FROM R-2 (RESIDENTIAL DISTRICT) TO A R-2 (RESIDENTIAL DISTRICT) WITH LANDMARK OVERLAY (HISTORIC PRESERVATION DISTRICT)

AND

SPECIAL PERMIT 19027

TO ALLOW FOR THE CONSTRUCTION OF A DETACHED GARAGE, WITH WAIVERS REGARDING HEIGHT, LOT AND AREA, AND OTHER ZONING RESTRICTIONS, ON A NEWLY DESIGNATED HISTORIC LANDMARK, BEING PROPERTY GENERALLY LOCATED AT 3422 GRIMSBY LANE.

May 29, 2019

Members present: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer; Finnegan and Washington absent.

There was ex parte communications disclosed on these items.

Harris disclosed that this project was posted on her Neighborhood Association Facebook Page, stating that is where she learned about it, but did not participate.

Staff recommendation: Conditional Approval

Staff Presentation: Ed Zimmer, Planning Department, stated he would be presenting both items beginning with the landmark designation and then the special permit. These two items are associated, but they are not eligible for the special permit unless there is a landmark designation. Both of these items have been presented to the Preservation Commission and recommend your approval. This is located in the Woodsshire Neighborhood which is also the Woodsshire National Registry Historic District. This is recommended on the basis that this is a fine Tudor Revival style house, which were built from 1930 to 1934 and this qualifies on its architectural merit alone. The owner's purpose is to construct a garage in their backyard that would fit the style of the house. The garage is taller than the limit would normally allow, as the owners are wanting this garage to have two floors with storage below and a workshop above along with a bathroom. Because of where they are wanting to place the bathroom, they are wanting to condition the space, which is not normally allowed in the rear yard. We have include these conditions with a little broader language to allow for situations that may be missed in this design to allow the process of being approved and constructed, to enable the Planning Director to have the authority to approve or deny additional changes.

Corr asked if in the future someone wanted to change the garage into an apartment, would they need to go through the process again. Zimmer said yes, they would need to come back to amend the application.

APPLICANT:

1. Chad Mohr stated that they purchased the house in 2003 and had added a small addition prior to it being considered as a landmark doing everything to make it look as if it had always been there. The intention is to have a nice garage that fits with the house and the neighborhood.

No one appeared in support or opposition.

CHANGE OF ZONE 19016

ACTION BY PLANNING COMMISSION:

May 29, 2019

Beckius moved approval, seconded by Corr and carried 7-0: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer 'yes'; Finnegan and Washington absent.

Beckius shared that it appears that the applicant has done a nice job in trying to implement the proposed structure with the existing neighborhood, stating that it fits nicely.

Corr thanked the applicant for going above and beyond making this project blend in with the neighborhood.

Scheer shared that it's a beautiful structure with a beautiful design, stating this is the building that we would want to see there.

SPECIAL PERMIT 19027

ACTION BY PLANNING COMMISSION:

May 29, 2019

Egerton moved Conditional Approval, seconded by Corr and carried 7-0: Beckius, Campbell, Edgerton, Harris, Joy, Corr and Scheer 'yes'; Finnegan and Washington absent.

There being no further business to come before the Commission, the meeting was adjourned at 1:20 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, June 12, 2019.