

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, June 1, 2021.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, June 9, 2021, 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: Lorenzo Ball, Dick Campbell, Tracy Corr, Tracy Edgerton, Cindy Ryman Yost and Dennis Scheer; Cristy Joy absent; 8th and 9th Seats Vacant; David Cary, Steve Henrichsen, Brian Will, George Wesselhoft, Andrew Thierolf, Stephanie Rouse, Geri Rorabaugh and Rhonda Haas of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

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

Chair Corr called for nominations for Vice Chair to fill the unexpired term of former Commissioner Tom Beckius, who resigned to fulfill his duties as an at-large City Council representative.

Ryman Yost nominated Tracy Edgerton, seconded by Campbell and carried 5-0: Ball, Campbell, Ryman Yost, Scheer and Corr voting 'yes'; Joy absent.

Chair Corr requested a motion approving the minutes for the regular meeting held May 26, 2021.

Motion for approval of the minutes made by Campbell, seconded by Scheer and carried 5-0: Ball, Campbell, Ryman Yost, Scheer and Edgerton voting 'yes'; Corr abstained; Joy absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

JUNE 9, 2021

Members present: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr; Joy absent.

The Consent Agenda consisted of the following items: Annexation 21002, Change of Zone 21017, Comprehensive Plan Conformance 21012, Change of Zone 21015, Use Permit 43C, Use Permit 152B, Change of Zone 21018, Special Permit 21015, and Special Permit 21018.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Scheer declared a Conflict of Interest on Item 1.4 – Change of Zone 21018 and will be abstaining from any action related to Change of Zone 21018.

Campbell moved approval of the Consent Agenda items, seconded by Ball.

Motion carried 5-0: Ball, Campbell, Ryman Yost, Edgerton and Corr voting ‘yes’; Scheer declared a Conflict of Interest; Joy absent.

Note: This is **FINAL ACTION** on **Use Permit 43C, Use Permit 152B, Special Permit 21015 and Special Permit 21018** unless appealed by filing a letter in the **Office of the City Clerk** within **14 days**.

Chair Corr called for **Request for Deferral**.

SPECIAL PERMIT 21022

TO ALLOW FOR BULK STORAGE OF PETROLEUM PRODUCTS IN THE I-1 INDUSTRIAL DISTRICT, ON PROPERTY GENERALLY LOCATED AT 1700 SALTILLO ROAD BEFORE PLANNING COMMISSION:

JUNE 9, 2021

Members present: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr; Joy absent.

Staff Recommendation: Two-week deferral.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

The Clerk noted that the applicant has requested a deferral on Item 4.1 – Special Permit 21022, for two weeks to the regular Planning Commission hearing on June 23, 2021.

Scheer moved to grant the request for a 2-week deferral for public hearing and action on June 23, 2021, seconded by Campbell and carried 6-0: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr voting ‘yes’; Joy absent.

CHANGE OF ZONE 04075I

TO AMEND THE EXISTING VILLAGE GARDENS PUD (PLANNED UNIT DEVELOPMENT) FOR THE CONSTRUCTION OF MULTIPLE-FAMILY DWELLING UNITS WITH WAIVERS TO ADJUST HEIGHT AND PARKING, ON PROPERTY GENERALLY LOCATED AT 56TH STREET AND PINE LAKE ROAD.

BEFORE PLANNING COMMISSION:

JUNE 9, 2021

Members present: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr; Joy absent.

Staff Recommendation: Two-week deferral.

The Clerk noted that the applicant has requested a deferral on Item 6.1 – Change of Zone 04075I, for two weeks to the regular Planning Commission hearing on June 23, 2021. This application was carried over from the May 26, Planning Commission due to the lack of receiving 5 affirmative votes on the motion to recommend conditional approval.

Campbell declared a Conflict of Interest on Item 6.1 – Change of Zone 04075I and will be abstaining from any action related to Change of Zone 04075I.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Scheer moved to grant the request for a 2-week deferral for **Action Only** to the June 23, 2021, Planning Commission, seconded by Ryman Yost and carried 5-0: Ball, Ryman Yost, Scheer, Edgerton and Corr voting ‘yes’; Campbell declared a Conflict of Interest; Joy absent.

**CHANGE OF ZONE 21016
FROM R-1 (RESIDENTIAL DISTRICT) TO H-4 (GENERAL COMMERCIAL DISTRICT), ON PROPERTY
GENERALLY LOCATED AT SOUTH 70TH STREET AND PINE LAKE ROAD
AND
SPECIAL PERMIT 14003A
TO ALLOW FOR THE EXPANSION OF THE EXISTING SPECIAL PERMIT FOR PLANNED SERVICE
COMMERCIAL TO ALLOW FOR AN ADDITIONAL APPROXIMATE 21,000 SQUARE FEET OF
COMMERCIAL FLOOR AREA, ON PROPERTY GENERALLY LOCATED AT SOUTH 70TH STREET AND
PINE LAKE ROAD
PUBLIC HEARING:**

JUNE 9, 2021

Members present: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr; Joy absent.

Staff Recommendation: Change of Zone 21016 Conditional Approval
Special Permit 14003A Conditional Approval

Scheer declared a Conflict of Interest on Items 5.1a and 5.1b – Change of Zone 21016 and Special Permit 14003A and will be abstaining from any action related to Change of Zone 21016 and Special Permit 14003A: he exited the chambers for this portion of the hearing.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation: Brian Will, Planning Department, 555 South 10th Street, came forward and stated the applicant is proposing to expand the existing mini-storage and office building by approximately 1.89 acres to allow for an additional 21,000 square feet of mini-storage. There is an associated change of zone request to re-zone the 1.89-acre parcel from R-1 to H-4 that would allow it to be included in the special permit and developed commercially. Special Permit 14003 was approved in 2014 for a Planned Service Commercial that authorized up to 94,000 square feet of commercial floor area. The uses were limited to mini-storage and office with conditions relating to additional screening and limits on outdoor storage. Will stated that one thing that is not shown on the site plan is the driveway, which needs to be extended to the west boundary of the property and has been listed as a condition of approval. The driveway needs to be built now with this proposed expansion and not when the church property redevelops. The driveway is for the benefit of this development and should not be the responsibility of others in the future and it will provide a needed access to both South 70th and Pine Lake Road for all the properties involved. Will stated that the applicant is also requesting to modify Note Nos. 17 and 18 that are listed on the site plan relating to outdoor storage and screening, and further stated that nothing has changed on this site and the Planning Department is recommending that they not be modified.

Edgerton inquired about the modifications listed by the applicant and that the applicant's letter suggests that these requirements are different than what would be typically required for this type of storage facility and asked why they were included in 2014. Will stated that there are not a lot of facilities that are located in an area as visible as this one, which is located on the corner of two major streets that were improved.

Campbell inquired how the street would be constructed without impacting the swale that goes through the area and then into Beal Slough. Will stated that the driveway extension is to the north of the swale. Campbell asked if the plan is to eliminate screening. Will said no and they are recommending that the conditions that require the screening stay in place. Campbell asked what the current requirements are. Will stated that they are listed in the site-specific notes and explained what is required.

Corr stated that she thought that providing the access road was a condition from the 2014 approval. Will stated that the condition in the original special permit does say that this road would be built to the boundary of the special permit, which has not been done. The Planning Department is requiring that they build the road as originally approved and that it needs to be extended to the property line on the proposed site. Corr stated that in 2014 she had thought that this access road would always be there, but some of the letters that were received indicated that the neighbors were not thinking of it in the same way. Will stated it has always been about access and some of the properties do not have full access and the city is trying to increase the connectivity to provide better access for them. Corr stated that they would have access from both the east and west sides with this road. Will stated that was the hope but it is not going to happen and there is not going to be a connection to 66th Street. Corr stated that when the church property develops, they would give up their driveway and have share access. Will said correct.

Campbell asked if it would take out parking on the south side of the building. Will said that in time it would, but for this project they just need to go to the edge of the property, which has always been the standard.

Applicant:

Tim Gergen, Clark Enersen Partners, 1010 Lincoln Mall, Suite 200, came forward and stated that he would be answering some of the questions and Mike Wachel would be going over the business aspect of the storage units. Gergen stated that they accept the requirements for conditional approval on the screening for this site. He stated that they had originally thought that they would appeal the screening requirements because of the increased distance to the road due to the drainageway, which increased the right of way along Pine Lake Road. Gergen referred to a schematic (see Exhibit "1") that shows that there is additional space, and they had thought the screening would be unnecessary.

Gergen stated that there is a second swale that comes from the north and is on the mutual property line and eventually there will be a culvert put in where the road connects. He stated that their original permit stated that they needed to show the roadway connection, but it did not need to be built until the west property developed. Building this roadway is an added expense for the developer, and the road goes nowhere.

Campbell asked about the access road that would not be built until the property developed. **Mike Wachel, Tagel Hill LLC, 13600 South 96th Street, Roka**, came forward and stated that this roadway is dangerous and that someone went down the road and got stuck and had to get pulled out. Wachel stated that it is a road that goes nowhere, and most people do not know that when they drive down it. Gergen stated that with this phase, they would be building the road out to the property line.

Corr asked if there were signs posted that say it is a dead end or no outlet. Gergen said that as part of the expansion they would put up signage.

Campbell asked if the current screening on the side of the storage building would be moved to the west. Gergen stated that the trees are not very mature yet, but if they can be moved, they would and they do plan on planting new greenery. He shared that the landscape plan is similar to what was initially along the west boundary in 2014.

Corr stated that they have received some letters from neighbors that are concerned, and she asked if the new bioswale will help alleviate the drainage issue. Gergen stated that they would not be getting into the drainage swale but will be in the green area that slopes into it, and they should not be impacting any of the drainage of the swale. They will be building a new detention cell as part of the expansion of the special permit. Corr stated that the new concrete should slow down some of the runoff and asked if that was correct. Gergen said correct and it would not go through or into the church property, but it would go to the detention cell and would be piped out to Beal Slough. Corr asked where the detention cell was located. Gergen stated that it is next to the existing detention cell.

Wachel stated that they started their business in 2014 and they have done a lot of work to make it happen working with the city and the area homeowner association. He stated that the storage business is going well and that is why they are wanting to expand. Wachel stated that the church approached him a couple of years ago about purchasing some of their property. He shared that one thing that is unique about this site is that they do not need additional access from South 70th Street or Pine Lake Road. They plan on removing three storage units and doing this will give them access to the proposed site.

Corr asked if they allow people to get into their storage unit at all times of the day and night and if the area was fenced. Wachel said that the area will be fenced with security cameras and the gates will be shut from 10:00 p.m. to 6:00 a.m. He stated that they do have a couple of contractors that need some of their equipment before the 6:00 a.m. hour, which is allowed with prior approval.

Wachel stated that the 90-foot setback requirement was put in place initially to keep U-Hauls off the access road area. He stated that there are U-Hauls in and out all day long and the majority of the U-Hauls are stored onsite. Corr stated that there is a U-Haul rental business at this location and asked if that was correct. Wachel said yes. Corr inquired where the U-Hauls are located that are not being used. Wachel stated they are stored behind by the fence or in others area within the site.

Edgerton inquired what was happening with the church on the neighboring property. Wachel explained that the church had approached him on wanting to sell some of their property, because they do not want to maintain the area. Edgerton asked if the church is currently active and open. Gergen said yes.

Proponents:

No one came forward.

Opponents:

1. **Royce Mueller, 6730 Anns Court**, came forward in opposition and stated that his property is adjacent to this proposed development. He shared that back in 2014 the home that occupied the proposed site was destroyed and they thought that they would turn that entire area into a commercial use. Mueller referenced (see Exhibit "2") schematics and landscaping photo of the site plan. He stated that they were promised several things by the developer at the time, which did not happen. Mueller stated that they are not supposed to have any of their U-Hauls parked outside of the proposed area, but they do. The landscaping was not done as promised. He stated that from his backyard, this development looks like a giant white blob with about 16 trees that have a long way to go before they are mature and will provide adequate screening and now, they want to move the building 20 steps from his property line.

Edgerton inquired if the view in the picture was from the back of his property. Mueller said yes.

Mueller stated that Mr. Wachel had promised them several things and only half of them have come true. The neighborhood has had a meeting about the possibility of additional commercial developments in the area and all 84 neighbors in Country Meadows area have signed the petition stating that they are in opposition to a zoning change.

Corr asked Mr. Mueller if he is the one that had purchased the triangled-piece of property from the church previously. Mueller said yes, and this proposal is 40 feet from his backyard. Corr asked the distance between his house and the property line. Mueller said that it is about 150 feet. Corr asked Mr. Mueller if he would be fine with this being developed as an apartment building or duplex. Mueller stated that it is zoned R-1 and there are a lot of things that can fit into an R-1 area, and they would work with developers to find something that would be suitable for this area.

2. **Michael Olderbak, 6720 Anns Court**, came forward in opposition of the zoning change. He shared that in the back of his house there is a creek on the north side and that is where the drainage from Country Meadows goes. He asked when the access road goes in, where will the water go. Olderbak stated that the best screening is an Evergreen Tree, but they cannot handle a lot of water. He stated that they are not allowed to put up a fence in Country Meadows, so trees are what they have for screening. Olderbak stated that Mr. Wachel did not follow through with planting enough trees for the screening and that he had promised them they would not be able to see his building. He shared that storage units can be built anywhere, and it does not need to be here.

Corr asked Mr. Olderbak why he is under the impression that Mr. Wachel did not live up to his promises of putting in a berm and trees for screening. Olderbak stated if you look at the picture of the original plan from 2014 and then look at the picture from Mr. Mueller's backyard there are hardly any trees. Corr asked if they were imagining mature trees when they thought of the screening. Mr. Olderbak explained that in seven years of growth, the trees should be higher than 3-feet tall. When a tree is planted with zero water, it is not really going to grow.

3. **William Pugsley, 6831 Marcus Road**, came forward in opposition and stated that they were involved in the original discussions on the storage units. There were meetings with the neighborhood and the owner on the first development and now he wants to infringe on another 100 feet of their greenspace. He stated that they enjoy their view and the greenspace that there is now, and it is all going to disappear.

Corr asked Mr. Pugsley which property was his. Pugsley stated that his is the "J" shaped property, and his house sits on a hill and the view is not the one he used to have.

Staff Questions:

Corr stated that the original permit talked about no rental equipment allowed and she asked if the U-Haul business is considered equipment rental. Will said that the Note No. 18 from the original special permit is what they are proposing to delete, and the Planning Department is suggesting that it should remain as a condition. Will stated that Note No. 18, has limits on how and where it is allowed, and that Note No. 17 is also from the original proposal and they have proposed a change to this one as well, and the Planning Department also is opposed to these changes. Corr stated so, it does not say "no rental", but instead it says that it needs to be located in certain areas. Will said yes, there are limitations on how and where.

Ball asked if there were any particular requirements listed in the conditions of the screening on what needs to be put in place. Will stated that there was not, and the Planning Department had decided that there was not enough required screening without the special conditions and that is why some requirements were added, which is above and beyond what the design standards would require.

Corr stated that the H-4 screening requirements are standard in all H-4 areas and Mr. Wachel is following those. Will said yes, that at the time of the building permit they would submit their landscaping plans for the site and, in this case, where there is commercial by residential, there would be screening required. Corr stated that it can be misleading because it does take time for trees to mature. Will said correct.

Edgerton asked how H-4 zoning works in regard to having a buffer between commercial and residential areas. Will stated that the H-4 does allow some intense uses, but in a way functions like the use permit Districts O-3 or B-2, where in this zoning area they would need to submit a use permit and the city has site plan review authority, which is required before it is developed. The unique thing with H-4 is it has a special permit for "Planned Service Commercial", which further limits what can be done within the development and that was the condition that the Planning Department was willing to get behind. Edgerton said then across the city there are H-4 areas next to residential and there are special permit restrictions that are placed for that particular area to allow for some control to mitigate any uses that could be used in H-4 but would not be approved because of the proximity of residential. Will stated that was correct and it would not be unusual for this.

Corr stated that in the Comprehensive Plan this area was not designated for commercial use, but it was designated for residential, and further stated that usually with the two busy intersections this residential area would take the form of apartment buildings that would be several stories high and asked what the Comprehensive Plan had in mind with this as residential. Will stated that with a couple of access points and some internal connections that it could have been a higher density residential area, which the Planning Department would have supported. Corr stated that it would have been unlikely for this land to have developed with 3-acre lots and asked if that was a fair statement. Will said yes. Corr asked if the church redevelops how likely would it be for them to stay R-1. Will stated that he is not suggesting that the church is going anywhere, but they do need to look at all possibilities and it is highly

unlikely that there would be residential in the between areas. Corr stated that Planners look long-term and down the road and in the future these acreages may be redeveloped. Will said that as the city grows acreages are sold and do get redeveloped. Corr asked if the proposed area would be developed into duplexes instead that they would still need to take access from the same areas as this special permit does. Will said that is correct and access becomes an issue for anyone that redevelops the area.

Applicant Rebuttal:

Gergen stated that with this zoning it is a 40-foot setback, and they are not asking for any waivers and are adhering to the setbacks. The site plan has the back of the storage units facing the neighbors and not the active side of the buildings, which was a commitment that they had made to the neighbors. The setbacks are 40 feet from the property line and the distance from the houses is even farther. Gergen stated that with the drainage upstream, they will not be impeding in on the channel until the very end where the roadway crossing is. He stated that they are downstream from the properties and not upstream causing additional runoff issues.

Corr stated that when Mr. Olderbak stated that a stream occurs during a major rain event in the back of his property and that is where the developer will be putting in the new bioswale and asked if the drainage would continue along the same path. Gergen stated that the drainage will be going from the north to the south. Corr stated that the only place that there would be a barrier is where the road is going to be, and further stated that is where the culvert will be put in, so the drainage will be able to flow unimpeded and asked of that was correct. Gergen said yes.

Wachel referred to several photos (see Exhibit "3") taken from the property that they are proposing to purchase that shows what it looks like when looking out from the property. He explained that they would have to be on the church's property to see the white building. Corr asked Mr. Wachel where he was standing when the pictures were taken. Gergen said that the pictures were taken from where the backside of the new building would be located. Gergen stated that with their commitment for no outdoor storage, they would not be doing campers or boats that are typically found on outdoor storage gravel lots. Corr stated that there are no boats of campers currently stored. Wachel said no and that the agreement was that they would have the U-Haul and that would be it.

Campbell moved to close the public hearing on these items, seconded by Edgerton and carried 5-0: Ball, Campbell, Ryman Yost, Edgerton and Corr voting 'yes'; Scheer declared a Conflict of Interest; Joy absent.

CHANGE OF ZONE 21016

ACTION BY PLANNING COMMISSION:

JUNE 9, 2021

Campbell moved approval, seconded by Edgerton.

Campbell stated that he would be making a motion to amend on Item 5.1b, to increase the screening with certain parameters. This is a property would be very difficult to use for any other purpose. He stated that he shares the concern of the neighbors and is wanting this to be well screened and that the screening should be done faster. Campbell stated that he would like to see a drip irrigation system to help the trees to grow faster. He stated that he understands the neighbors' concerns about this area continuing to change to commercial zoning along Pine Lake Road and with limited access that would impact any potential development on the other lots.

Edgerton stated that this is an appropriate use of the property and the conditions that are being proposed will mitigate the effects on the other property owners. She stated that given the limitations of this location, this is an appropriate use.

Corr stated that she agrees with her fellow commissioner and further stated that several of the neighbors have stated that they would like a residential use but, if this development would not have happened, there could have been several apartments that would have been several stories high. Corr stated that they will be quiet neighbors and, with the doors on the inside of the development, it will limit the noise. They have limited hours of operation which also helps. She stated that she is intrigued with how the neighborhood did not have the same impression of this project as she had because this is exactly like she thought that it would be and she wondered where the breakdown was. This is an appropriate use, and it would be difficult to have something else develop in this area. Corr stated that this is a viable business that wants to expand, which is great.

Motion carried 5-0: Ball, Campbell, Ryman Yost, Edgerton and Corr voting 'yes'; Scheer declared a Conflict of Interest; Joy absent.

SPECIAL PERMIT 14003A

ACTION BY PLANNING COMMISSION:

JUNE 9, 2021

Campbell moved approval, seconded by Edgerton.

Campbell made a motion to amend that on the north and west side of the proposed storage units that Evergreen Trees be planted no further than 20 feet center-to-center and they should be at least 8-feet tall with initial installation, and a drip-line irrigation system installed on the plant material that must run during the growing seasons at least one time a month, seconded by Corr.

Edgerton asked Commissioner Campbell if it was an undue burden. Campbell said no, and that it is larger than the city requires, which is only 4- to 5-foot on an Evergreen. Edgerton asked if that was at installation. Campbell said yes and that the first year the trees just establish their roots and then they will start growing the second year. With the drip irrigation and having it on at least once a month, they will have a faster growth rate. Corr inquired how much a drip irrigation system would run. Campbell stated that it would be a few hundred dollars at the most for the entire strip.

Ball stated that one of the residents did have a concern with the flood area and asked if there would be any issues with that. Campbell stated with the 40-foot setback between the storage units and the property line and the drainage that is at the property line, they should not have problems with the irrigation. Campbell stated that they could also use a Baldcypress Tree in areas that might have too much water and they would provide screening three-fourths of the year.

Corr stated that some of her concern is that she thought the applicant was wanting to move some of the existing trees and asked if they would still be able to use those trees in this amendment. Campbell said yes and some of them would be 8-feet tall. Corr stated that they could still use the existing trees and plant additional trees where needed. Campbell said correct.

David Cary, Planning Department Director, 555 South 10th Street, came forward and stated that the Planning Department is wanting to clarify that the motion to amend includes additional screening above and beyond what is required. Campbell stated that was correct. Cary stated that staff is wanting to double check the standard. Will stated that there is required screening for H-4 that is adjacent to R-1 and they wanted to make sure that is what is being suggested in addition to what is required or instead of what is required. Campbell stated that what is required does not have a spacing requirement and it does not have any requirement above 4-feet in height. Will stated that he was just making sure.

Vote on the motion to amend to add a condition that on the north and west side of the proposed storage units, Evergreens be planted no further than 20 feet center-to-center and they should be at least 8-feet tall with initial installation, and a drip-line irrigation system be installed on the plant material that must run during the growing seasons at least one time a month, carried 5-0: Ball, Campbell, Ryman Yost, Edgerton and Corr voting 'yes'; Scheer declared a Conflict of Interest; Joy absent.

Main motion, as amended, carried 5-0: Ball, Campbell, Ryman Yost, Edgerton and Corr voting 'yes'; Scheer declared a Conflict of Interest; Joy absent.

Note: This is **FINAL ACTION** on **Special Permit 14003A** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Chair Corr stated that anyone wishing to speak on an item not on the agenda may come forward and do so; no one came forward.

Scheer returned to the chambers at 2:40 p.m.

Edgerton moved to adjourn the Planning Commission Meeting of June 9, 2021, seconded by Campbell carried 5-0: Ball, Campbell, Ryman Yost, Scheer, Edgerton and Corr voting 'yes'; Joy absent.

Meeting adjourned 2:42 p.m.

*Immediately following the regular hearing on this date, the Lincoln/Lancaster County Planning Commission met for a briefing to allow staff to share information on the South of Downtown Planned Unit Development (PUD). ****Please Note**** Planning Commission briefings are for informational purposes only and no public testimony will be taken.*

Note: The Planning Commission will not formally approve these minutes until their next regular meeting on Wednesday, June 23, 2021.

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Map Title



- Legend**
- Footprints 2020
 - Parcel Lines Aerial

1:4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere

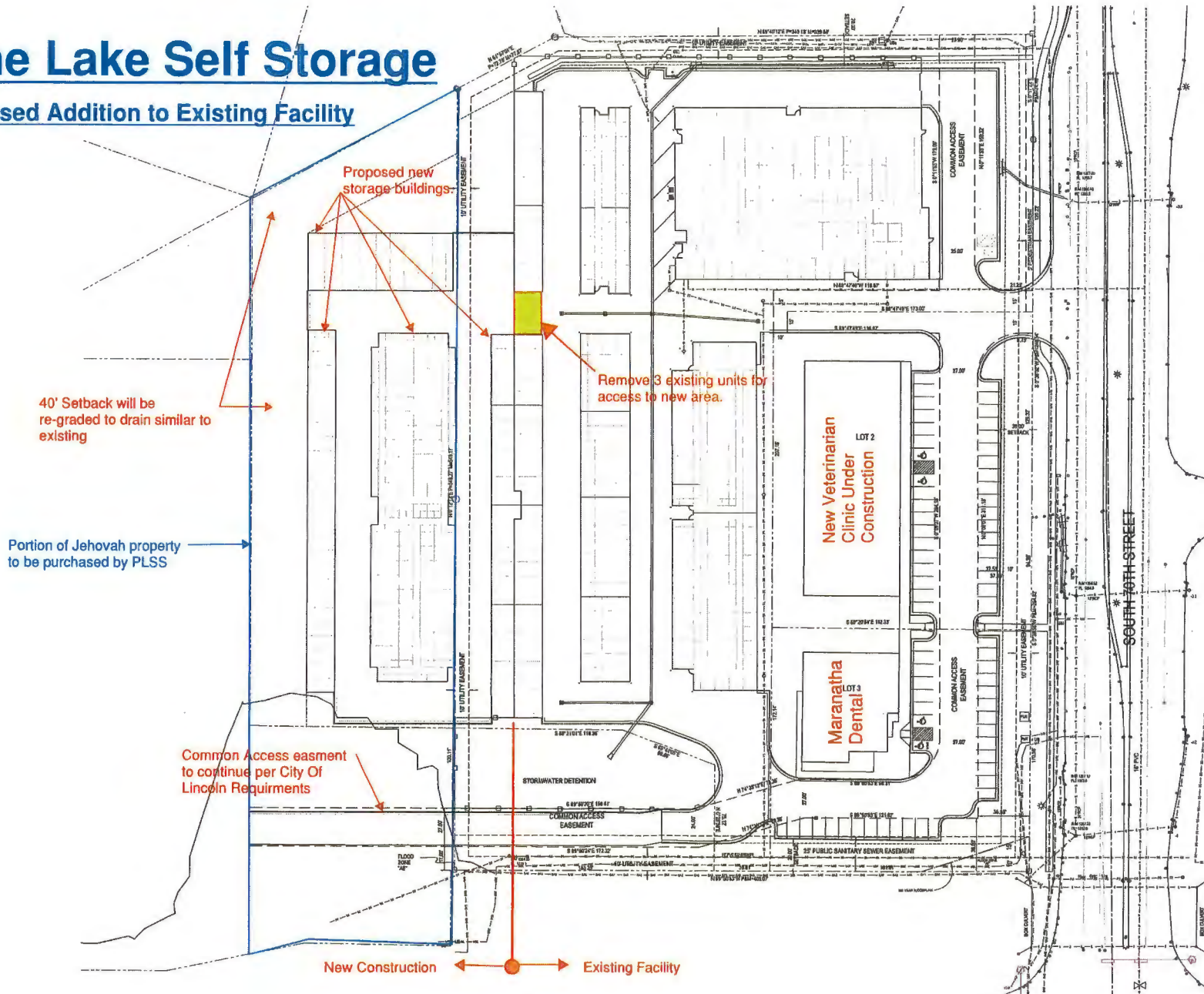
DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email plan@lincoln.ne.gov and you will be directed to the appropriate department.

Notes



Pine Lake Self Storage

Proposed Addition to Existing Facility

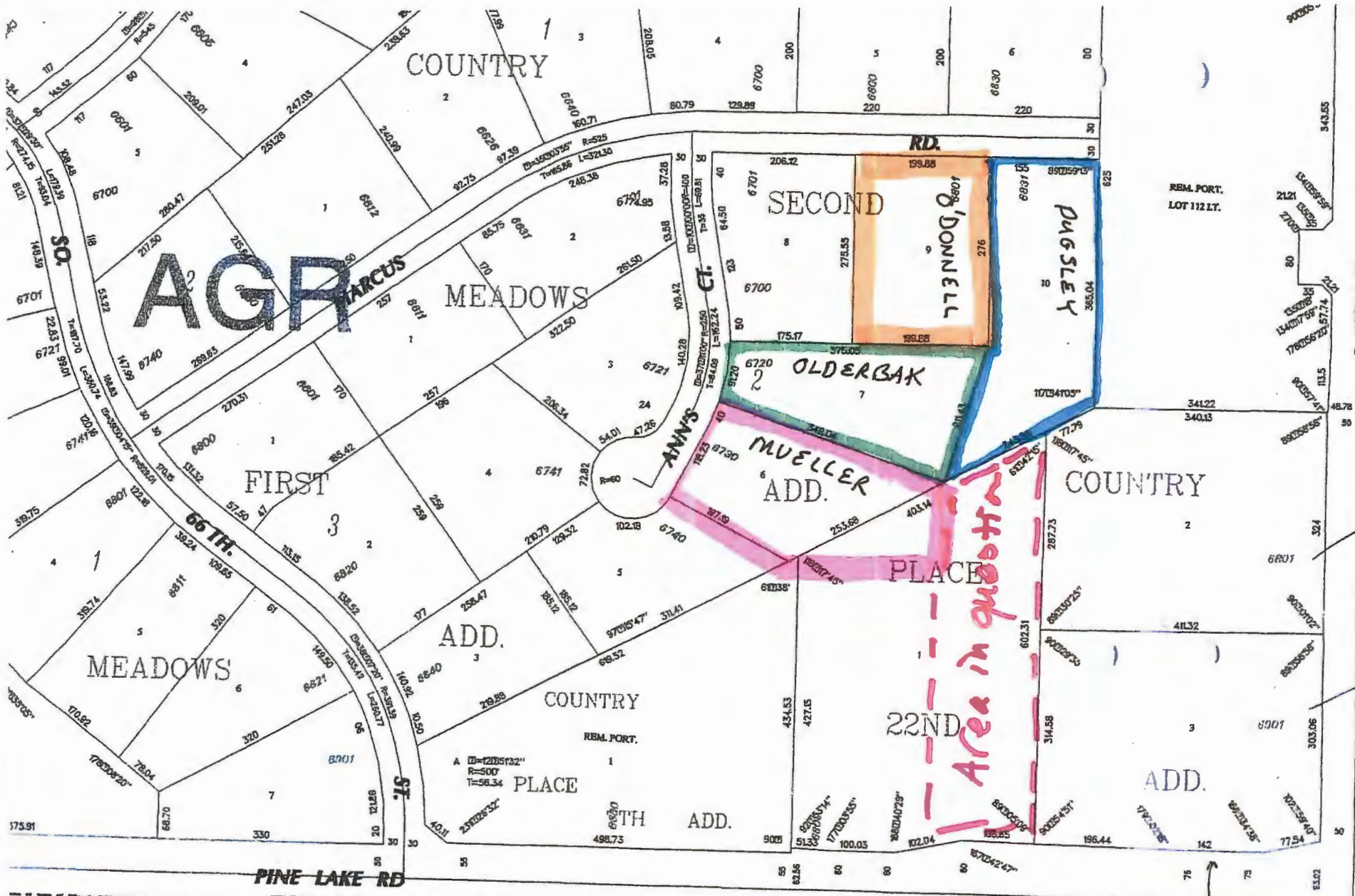


40' Setback will be re-graded to drain similar to existing

Portion of Jehovah property to be purchased by PLSS

Common Access easment to continue per City of Lincoln Requirements

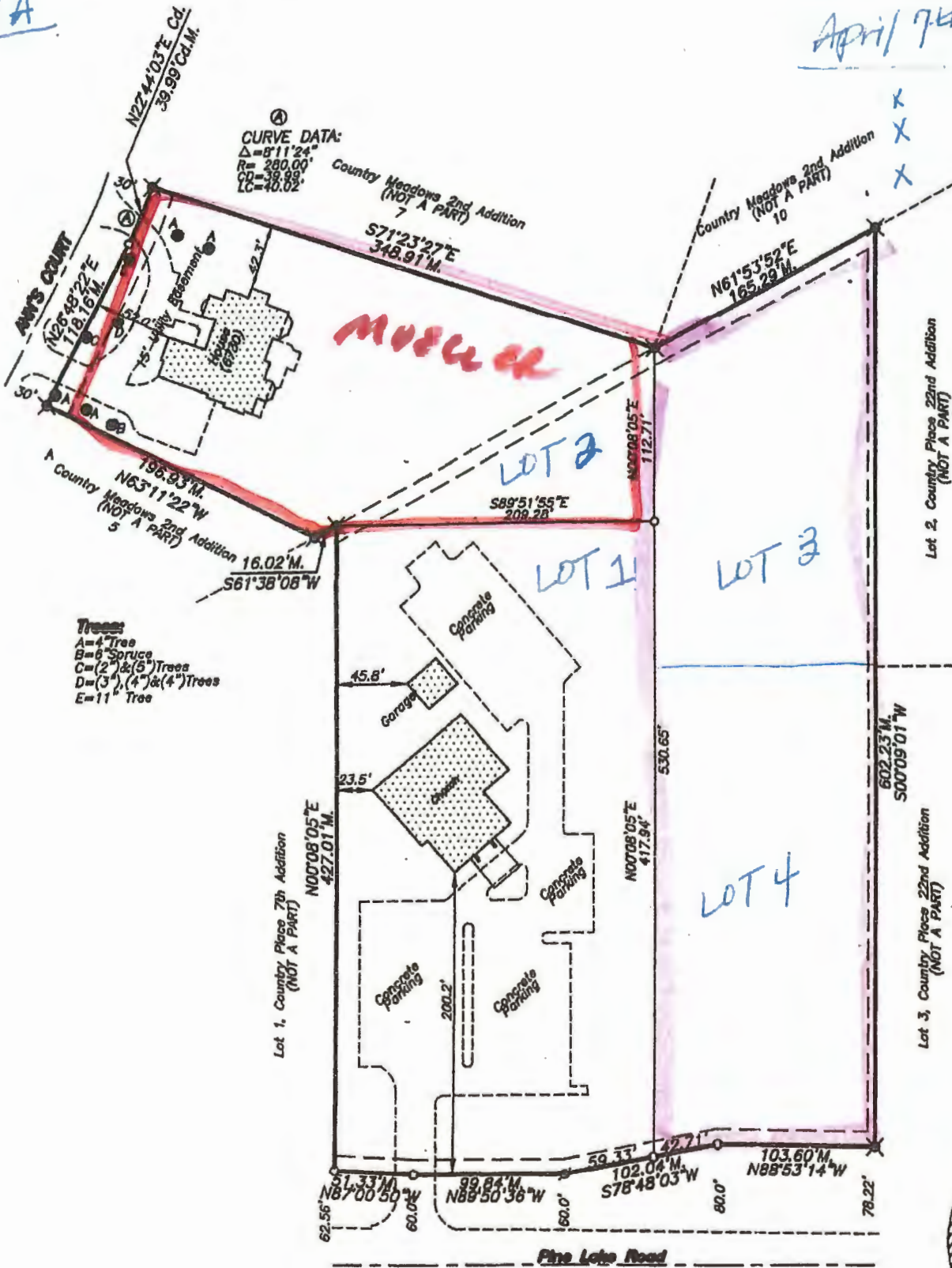
New Construction ← Existing Facility



*Planned
Briar with
Pine Lake*

*Garage
access onto
Pine lake*

April 7th, 2009



Trees:
 A=4" Tree
 B=6" Spruce
 C=(2") & (5") Trees
 D=(3"), (4") & (4") Trees
 E=11" Tree

Lot 2, Country, Place 22nd Addition (NOT A PART)

Lot 1, Country, Place 7th Addition (NOT A PART)

Lot 3, Country, Place 22nd Addition (NOT A PART)

Scale: 1" = 100'

✕ = Found 3/4" Smooth Pin

⊞ = Found 5/8" Rebar

○ = Set 1"x24" Iron Pipe With L.S.#343 Cap

M = Measured Distance

P = Plotted Distance



○ = Set 1"x24" Capped Pipe

● = Monuments Found as shown

SURVEYORS CERTIFICATE

I hereby certify that I have accurately surveyed the property in the above plat. Iron Pipe were set at points marked ○. All dimensions are in feet and decimals of a foot.

Signed this 18th day of January, 2006
 NAME Dennis D. Simonds
 DENNIS D. SIMONDS
 Surveyor's License # 343
 Nebraska L.S. (SEAL)

Originals

PETITION

OPPOSITION TO ZONING CHANGE

Property Owners in Country Meadows HOA

June 2021

We, the following property owners, adamantly oppose the request by Tagel Hill to rezone the area around 6800 Pine Lake Road. The request is to change the zoning from R-1 (Residential) to H-4 (General Commercial District) to allow for a mini-storage facility and office buildings. This includes application numbers: Change of Zone # 21016 and Special Permit # 1003A.

Printed Name	Address	Phone Number	Signature
William Pugsley	6831 Marcus Rd	402-853-6264	William O. Pugsley
Sadell Pugsley	6831 Marcus Rd	402-440-7664	Sadell M Pugsley
VIRGINIA O'Donnell	6801 Marcus Rd	402-421-7408	Virginia O'Donnell by JMF
MICHAEL O'Donnell	6801 Marcus Rd	✓	Michael O'Donnell by JAR
Brett Cover	6700 Marcus Rd	(402) 416-1176	Brett Cover
Sara Cover	6700 Marcus Rd	(402) 416-1176	Sara Cover
Leslie Richardson	6740 Anns Ct	402 476 7130	Leslie Richardson
JP Richardson	6740 Anns Ct	402 476 7130	JP Richardson
Mike Oldenbakk	6720 ANNS CT.	402-450-4400	Mike Oldenbakk
Sue Beitel	6631 Marcus Rd	402 421 8293	Sue Beitel
Tim Yrastorza	6612 Marcus Rd	402 202 1992	Tim Yrastorza
Jim Palm	6611 Marcus Rd	402 421 1176	Jim Palm
Kindy Raubert	6801 S 66th St	402 525 0624	Kindy Raubert
Carol Toomey	6821 S. 66th St	402-450-3206	Carol Toomey
Mike Toomey	6821 S. 66th St	816-215-2862	Mike Toomey
Kellee Brick	6600 Alameda Lane	402-540-5481	Kellee Brick
Mary Hefner	6720 S 66	402 730 1292	Mary Hefner

PETITION

OPPOSITION TO ZONING CHANGE

Property Owners in Country Meadows HOA

June 2021

We, the following property owners, adamantly oppose the request by Tagel Hill to rezone the area around 6800 Pine Lake Road. The request is to change the zoning from R-1 (Residential) to H-4 (General Commercial District) to allow for a mini-storage facility and office buildings. This includes application numbers: Change of Zone # 21016 and Special Permit # 1003A.

Printed Name	Address	Phone Number	Signature
Carla Hedlund	6901 S. 66 th St.	402-429-3742	Carla Hedlund
Kelly Ross	6830 Marcus Rd	402-202-8410	Kelly Ross
Steve Volin	6840 S. 66 th St.	402-560-4416	Steven Volin
Lon Volin	6840 S. 66 th St.	402-560-4416	Lon Volin
Janet Labenz	6721 Annis Ct	402-423-9558	Janet Labenz
Erin Masada	6640 Marcus Rd	(402) 430-4033	Erin Masada
Michael Okerbak	6811 S. 66 th	402-430-6686	Michael Okerbak
Michael Okerbak	6811 S. 66 th	402-570-8512	Michael Okerbak
DALE BURBACH	6900 S 66 th	402-423-2744	Dale Burbach
Chris Schumacher	6601 Marcus Rd	402-318-1951	Chris Schumacher
Joshua	6601 Marcus Rd.	402-244-1009	Joshua
Robert Hill	6626 Marcus Rd	402-421-2289	Robert Hill
Mark Mullendorff	6800 Marcus Rd	402-525-0009	Mark Mullendorff
Abbie Mullendorff	6800 Marcus Rd.	402-360-3636	Abbie Mullendorff
James Kohler	6741 Annis CT	402-422-6555	James Kohler by Wop
Nancy Kohler	6741 Annis CT	402-423-6535	Nancy Kohler by Wop
ROYCE MUELLER	6730 Annis CT	402-770-6680	Royce Mueller
Colleen Mueller	6730 Annis Ct	402-770-6690	Colleen Mueller

PETITION

OPPOSITION TO ZONING CHANGE

Property Owners in Country Meadows HOA

June 2021

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We, the following property owners, adamantly oppose the request by Tagel Hill to rezone the area around 6800 Pine Lake Road. The request is to change the zoning from R-1 (Residential) to H-4 (General Commercial District) to allow for a mini-storage facility and office buildings. This includes application numbers: Change of Zone # 21016 and Special Permit # 1003A.

Printed Name	Address	Phone Number	Signature
Stephen Lovell	6315 S 66th	402-730-2784	
Julie Lovell	6315 S 66th	402-730-0234	
Tyler Stoupa	6411 S 66th	402-580-0258	
Terri Jex	6600 S. 66th St	402-560-2036	
Kent Jex	6600 S 66th St	402-450-2575	
Jon Welles	6620 S. 66th	402 7705051	
Mike Young	6610 Almira Ln	402-430-2547	
Nancy Young	6610 Almira Ln	402-430-2548	
Cassy Carlson	6612 Almira Ln	402-525-9887	
Andrea Carlson	6612 Almira Ln	308-390-2416	
Milton Wessel	6614 ALMIRA LANE	402-423-7406	
Debra Wessel	6614 Almira Ln	402-423-7406	
Randy Hiemer	6618 Almira Ln	402-440-3300	
Margaret Hiemer	6618 Almira Ln	402-613-3685	
Kevin Pogoda	6615 Almira Ln	402-416-4218	
Claude Oie	6615 S. 66	402-459-0870	
ANDREJ Rajia	6609 So. 66th St.	402-426-0684	

PETITION

OPPOSITION TO ZONING CHANGE

Property Owners in Country Meadows HOA

June 2021

We, the following property owners, adamantly oppose the request by Tagel Hill to rezone the area around 6800 Pine Lake Road. The request is to change the zoning from R-1 (Residential) to H-4 (General Commercial District) to allow for a mini-storage facility and office buildings. This includes application numbers: Change of Zone # 21016 and Special Permit # 1003A.

Printed Name	Address	Phone Number	Signature
Linda Zachariassen	6721 S. 66 th St.	402-461-6917	Linda Zachariassen
CRAIG Z. ZACHARIASSEN	6725 S. 66 th ST.	402-202-9382	Craig Zachariassen
Carol Leonhardt	6530 S. 66 th St.	402-310-7493	Carol Leonhardt
Dwain Leonhardt	6530 S. 66 th St	402-499-7894	Dwain Leonhardt
Donna Collier	6508 S. 66 th	402-730-2144	Donna Collier
Jacque Shotka	6431 S. 66	402-730-2846	Jacque Shotka
Tom Supkowski	6471 S 66	402-525-7537	Tom Supkowski
Darin Olson	6420 S 66 th St	402-440-0030	Darin Olson
Lynnette Olson	6420 S. 66 th St.	402-416-0550	Lynnette Olson
Sean Leach	6410 S. 66 th St	402-328-9331	Sean Leach
MICHAEL TERPSTRA	6355 S. 66 th St	402-328-0146	Michael Terpstra
Ken Kiewra	6400 S. 66 th St	402-570-5976	Ken Kiewra
Christ Kiewra	6440 S. 66 th St	"	Christ Kiewra
Charles Gennrich	6340 S. 66 th St.	402-430-7185	Charles Gennrich
Mary Ann Gennrich	6340 S. 66 th St	402-432-1588	Mary Ann Gennrich
Kyle Winter	6320 S 66 th	402-525-5655	Kyle Winter
Bob Winter	6320 S. 66 th	402-525-5960	Bob Winter

Bob Winter

PETITION

OPPOSITION TO ZONING CHANGE

Property Owners in Country Meadows HOA

June 2021

We, the following property owners, adamantly oppose the request by Tagel Hill to rezone the area around 6 Pine Lake Road. The request is to change the zoning from R-1 (Residential) to H-4 (General Commercial District) to allow for a mini-storage facility and office buildings. This includes application numbers: Change of Zone # 21016 and Special Permit # 1003A.

Printed Name	Address	Phone Number	Signature
NATHAN STACE	6609 S. 66th St	402-617-9179	Nathan Stace
Suchada Rajca	6609 S. 66th	402 4199681	Suchada Rajca
JAMES D SCHULTZ	6601 S. 66TH	402 7702490	James D Schultz
KATHY SCHULTZ	6601 S. 66TH	402 423 1046	Kathy Schultz
Debra Placek	6501 S. 66th	402-432-4614	Debra Placek
Tim Krueger	6421 S 66th	402-495-8939	Tim Krueger
Penny Krueger	6421 S 66th	402-423-1310	Penny Krueger
Deb Stoupa	6411 S 66th	402-310-4336	Deb Stoupa
Dave Stoupa	6411 S 66th	402-890-4015	Dave Stoupa
Mitch Helman	6701 S. 66th	402-304-1941	Mitch Helman
Adrienne Helman	6701 S 66th	402-540-8416	Adrienne Helman
Alan Christensen	6617 Almira Ln	402-328-2495	Alan Christensen
Liseann Christensen	6617 Almira Ln	402-328-2495	Liseann Christensen
Kathy Weatherl	6600 Marcus Rd	402-421-8151	Kathy Weatherl



70th & Pine Lake Development
LANDSCAPE PLAN

Lincoln
1321 N Street, Suite 402
Lincoln, NE 68508
Phone 402-476-9150
Fax 402-476-9122

DAVIS
Vermilion
15 East Main, Suite 201
Vermilion, SD 57069
Phone 605-634-1081

2-19-2014



70th & Pine Lake Development
LANDSCAPE PLAN



Lincoln
 1321 N Street, Suite 800
 Lincoln, NE 68506
 Phone: 402-478-8100
 Fax: 402-478-8122

Vermillion
 15 East Main, Suite 201
 Vermillion, SD 57089
 Phone: 605-624-1081



1 **East Elevation**
Scale: No Scale



2 **South Elevation**
Scale: No Scale



3 **West Elevation**
Scale: No Scale

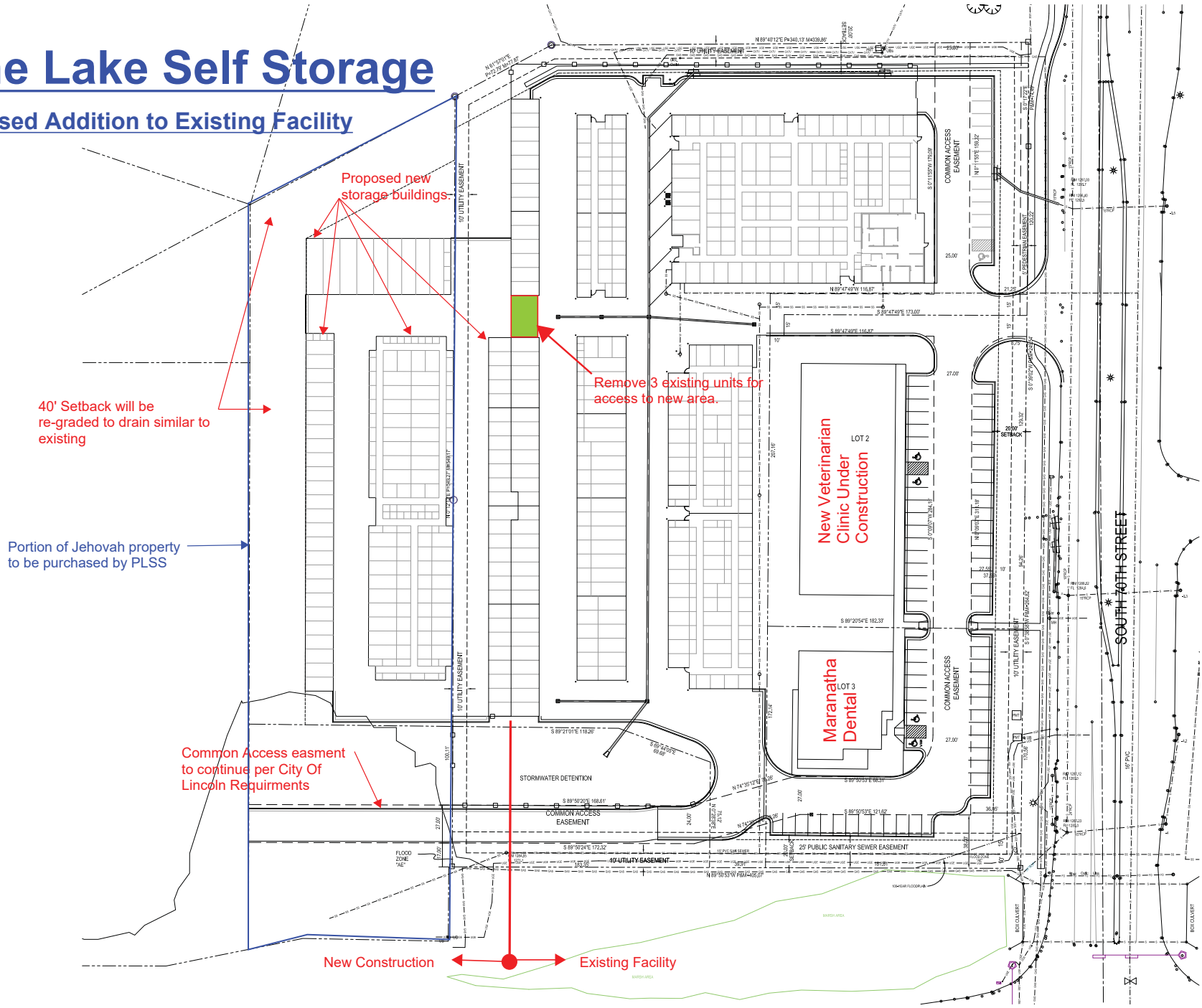
Lincoln
1211 S. 16th St., Suite 200
Lincoln, NE 68502
Phone: 402.478.8700
Fax: 402.478.8702
www.davis.com
Michael J. Davis
13 S. 14th Street, Suite 200
Lincoln, NE 68502
Phone: 402.478.8700

Davis

70th & Pine Lake Development
ELEVATIONS

Pine Lake Self Storage

Proposed Addition to Existing Facility



PLANNING

From: Britt Ehlers <britt.ehlers@yahoo.com>
Sent: Monday, May 24, 2021 3:29 PM
To: Mike Wachal
Subject: Proposed Land Purchase and Expansion by Pine Lake Storage

Mike,

Thank you for reaching out about the proposed purchase of land and future expansion of Pine Lake Storage.

As you are aware, my wife, Megan Ehlers, and I own EAC Properties, LLC, which is the current owner of Lot 2 in Tagel Hill 1st Addition. We are currently building a veterinary clinic that will be occupied by my wife's veterinary business, Ehlers Animal Care, P.C. We appreciate the location of this property, the set up of the businesses in the development and therefore chose to purchase this lot and build the future home of her veterinary business.

We appreciate you informing us about the expansion possibilities of Pine Lake Storage, including sharing with us the proposed future design and construction of additional storage units. As an owner of property in the same development, we generally support the expansion plans and would recommend approval of the project.

If there is anything further that we can do to be of assistance, please just let me know. Thanks.

Britt Ehlers
402-610-2640

Maranatha Dental Group

Justin T. Dworak D.D.S.
Jonathan D. Isaacson D.D.S.

6901 South 70th Street • Lincoln, Nebraska 68516
(402) 489-3837

5-24-2021

RE: TAGEL HILL DEVELOPMENT


To Whom It May Concern:

My name is Justin Dworak and I am the owner and president of Maranatha Dental Group located at 6901 S. 70th Street.

Our business has really enjoyed this location at the corner of 70th and Pink Lake Road and how the area has been set up for the businesses in this spot.

We have been informed by Mike Wachal of his desire to expand his business (PLSS) at this location and we are in general support of this addition and recommend approval of the project.

Best,

Handwritten signature of Justin T. Dworak, consisting of a stylized 'JD' followed by 'Dworak' and 'MDS'.

Justin T. Dworak DDS

Maranatha Dental Group

6901 S. 70th St.

Lincoln, NE 68526

402-489-3837





