

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, February 28, 2023.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, March 8, 2023, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS AND OTHERS IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Gloria Eddins, Cristy Joy, Rich Rodenburg, Cindy Ryman Yost, and Tracy Edgerton. Maribel Cruz and Tracy Corr, absent. David Cary, Steve Henrichsen, Shelli Reid, Ben Callahan, George Wesselhoft, Andrew Thierolf, Stephanie Rouse, and Jennifer McDonald of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chairperson Edgerton called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Edgerton requested a motion approving the minutes for the regular meeting held February 22, 2023.

Motion for approval of the minutes made by Campbell, seconded Joy and carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Cruz and Corr absent.

Edgerton asked the Clerk to call for the Consent Agenda Items.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

March 8, 2023

Members present Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton; Corr and Cruz absent.

The Consent Agenda consisted of the following items: Text Amendment 23003, Change of Zone 06075B, Change of Zone 23012, Special Permit 23005 and Special Permit 23007.

Item 1.4 - Special Permit 23005 was removed from the Consent Agenda and scheduled for public hearing.

There were no ex-parte communications disclosed.

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

Campbell moved approval of the Consent Agenda items, seconded Joy.

Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

Note: This is Final Action on Special Permit 23005, Special Permit 23007, Special Permit 13048A, Special Permit 12015A and Special Permit 12016A unless appealed by filing a letter in the Office of the City Council within 14 days.

Chair Edgerton called for **Requests for Deferral**

**COMPREHENSIVE PLAN CONFORMANCE 23003
TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN-LANCASTER COUNTY
COMPREHENSIVE PLAN, A PROPOSED AMENDMENT TO THE VAN DORN REDEVELOPMENT
PLAN TO MAKE UPDATES THROUGHOUT THE DOCUMENT, INCLUDING AMENDING THE
REDEVELOPMENT AREA BOUNDARY, GENERALLY BOUNDED BY HILL STREET ON THE NORTH,
13TH STREET ON THE EAST, LOWELL STREET ON THE SOUTH, AND 7TH STREET ON THE WEST,
ALSO INCLUDING THE PEDESTRIAN CROSSING AND VAN DORN PARK ENHANCEMENT PROJECT
WITH A PROJECT AREA THAT INCLUDES VAN DORN PARK, PUBLIC RIGHT-OF-WAY ALONG 9TH,
10TH, HIGH, AND VAN DORN STREETS, AS WELL AS THE PARCEL LOCATED AT 2744 S 9TH
STREET, MORE PARTICULARLY GENERALLY LOCATED AT 10TH & VAN DORN STREETS.
BEFORE PLANNING COMMISSION:** **March 8, 2023**

Members present Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton. Corr and Cruz absent.

Staff Recommendation: Two-week deferral

The Clerk noted that applicant is requesting a deferral on Item 2.1 - Comprehensive Plan Conformance 23003, for two weeks to the regular Planning Commission on March 22, 2023.

Campbell moved to grant the request to defer for two weeks, seconded Joy and carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

SPECIAL PERMIT 23005

TO ALLOW FOR A RESIDENTIAL HEALTHCARE FACILITY FOR UP TO 16 RESIDENTS, ON PROPERTY GENERALLY LOCATED AT 3737 CALVERT STREET. THE PLANNING COMMISSION ACTION IS FINAL, UNLESS APPEALED TO THE LINCOLN CITY COUNCIL. * FINAL ACTION *****
PUBLIC HEARING: **March 8, 2023**

Members present: Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton; Corr and Cruz absent.

Staff Recommendation: Special Permit 23005 Conditional Approval

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

Staff Presentation:

Ben Callahan, Planning Development, 555 South 10th Street, Lincoln, NE approached and stated that this Special Permit is for a residential healthcare facility. There is an existing single-family home at this location. This Special Permit is within the Lincoln Municipal Code to apply for a special care permit for a residential health care facility. The applicant is requesting up to 16 residents at the property. According to the Municipal Code, this residence can allow a maximum of up to 26 residents. Callahan stated that additional parking will need to be added to this site and include increasing landscaping on the property. Parking is a requirement for a 24/7 care facility. Planning Department states that this is within the Comprehensive Plan

Applicant Testimony:

Chris Gille, 3101 N. 177th Street, Omaha, NE approached and stated that this project is the second property that he has done for a residential assisted living facility. Gille stated that they are licensed by the state for both assisted living and endorsed as a memory care facility. Gille pointed out that one of the things that the residents enjoy is being outside and this is an acreage lot that allows for them to enjoy that. Gille stated that this location will continue to look like an existing home to ensure that it blends in with the neighborhood and current houses.

Campbell asked what the average age of residents is in the current established home off 84th Street in Lincoln. Gille stated the ages range from upper 60's to the oldest resident, who just turned 105.

Campbell asked how many have dementia health related issues. Gille stated that they specialize in dementia and are a memory care endorsed facility.

Campbell asked how they would prevent someone from leaving the property. Gille stated that all entrances and exits have a programmed access panel that will have to be opened by a caregiver. Gille stated that the outside backyard is fenced and that the residents are always with caregivers and will have the access panel also on the exterior.

Eddins asked how many residents are at the 84th facility. Gille stated that they are licensed for 6 residents. Eddins asked why they are wanting 16 at this facility. Gille stated that this home could add up to 16 residents but are wanting to keep as small and intimate. This is what is making it a different concept than other concepts. Gille stated when they open at this site, that they will open with 12 residents, but then will expand to 16 residents, but will not do that until an addition is added to the home to be able to accommodate the additional residents.

Campbell asked about transition between the multiple floors in the facility. Gille stated that they will be installing an elevator in the facility as part of the plan.

Rodenburg asked if the bedrooms will be dorm type or single occupant bedrooms. Gille stated that there will be double occupancy and there will be six bedrooms in the home when they initially open with 12 residents.

Ball asked what kind of traffic can be expected from a delivery standpoint. Gille stated they order groceries through Hy-Vee delivery and have Amazon deliver 2-4 times a week. The residents are homebound so they will not be driving. Gille stated that the facility will only have two shifts a day that caregivers will be driving in and out of the facility.

Ryman Yost stated that this is a five-bedroom home, so where is the sixth bedroom coming from. Gille stated that a room in the basement will be converted to a legal bedroom with an egress window. Ryman Yost asked about the appearance of the fence and how many trees will be removed. Gille stated that they are not planning to remove any trees and have added a large deck on the back to accommodate the trees and shading. The fencing will be a 6-foot fence which will not block visibility. Gille stated that they also plan on have a walking trail added within the fenced in back area.

Edgerton asked what the process will look like for the state. Gille stated after the Special Permit with the city, then they must change the zone of the home. They will have to go through the building process with the Building and Safety Department to include renovations and the elevator. Gille stated, once this process is complete, then they will file for a license with the state to be licensed as an assisted living facility and will also file for the special endorsement for memory care.

Edgerton asked how the relationship is with the neighbors on 84th Street facility. Gille stated that there were some neighbors that had initial concerns, but now they have a great relationship with the neighbors. Gille stated that everything the residents do is in the inside of the home or in the backyard.

Campbell asked how the parking will be put in without removing any of the trees. Gille stated that there is a secondary detached garage and there are not any trees in that area at this time. Gille stated that there are shrubs along the house but will have it professionally landscaped. Campbell inquired how the lighting at night in the parking lot will be. Gille stated they use a low voltage landscape lighting and not high poles.

Gille pointed out on the site plan where the attached garage that already exists is located. Gille indicated that there is a large existing tree that the deck will be built around. Gille stated again that there are no plans to remove any of the trees. In the future, there will be a two-level addition added, which will allow for up to 16 residents.

Rodenburg inquired where the overflow of cars will go. Gille stated that a U-shaped drive will be added to the front of the house for additional cars and they will be adding 7 parking stalls. Rodenburg asked if staff will be utilizing the current garages. Gille stated that there are 4 parking spots in the garages and 5 additional spots will be added.

Ryman Yost asked if the fence would go inside the fence line. Gille stated that it will go from the front of the house to the back of the detached garage, to the decking and back to the front of the house.

Proponents:

Katie Hartman, 7800 N 134th Street, Waverly, NE approached to share her experience with being involved with the home on 84th Street. Hartman is currently the manager at that location. Hartman stated that the current range for ages is between 85-105 years old. This is the last journey of their life, and their job is to make this a wonderful home environment for the residents. The concept is to have a home environment that embraces what family is. Hartman stated that neighbors come to visit, and the residents enjoy sitting outside. Hartman stated that she is very proud of what the company is doing and this facility is not to appear as a business in the neighborhood.

Rodenburg mentioned that this is the final residence that the residents will have and inquired if they set up for hospice care. Hartman stated that they are set up for hospice care with a third party that will come in and do that.

Neutral:

No one came forward in neutral testimony.

Opposition:

Pat Cole, 3801 Calvert Street, Lincoln, NE approached and stated that one of her concerns is that there is a huge drop off in one of the tree areas and when it rains, there is a drainage issue that goes through her property and her neighbors. Cole is concerned that when the addition is added, there will be a bigger issue with the drainage. Cole is also concerned with the parking and that Calvert is a two-lane street, there is not a lot of space for cars to pass. Cole is not happy with the high density of 16 people. Cole inquired that if this property sales, would the new property be zoned for health care also.

Edgerton stated that the Special Permit will run with the property and that the new owner will need to meet the state and city requirements and guidelines. Cole asked if this means that it could be recovering addicts? Edgerton stated that only if they met the requirements of a state and city residential health care facility.

Edgerton asked Cole about the runoff and where it is located. Cole stated that the runoff comes from the back of her neighbors, from the back east corner and diagonally across the southeast corner.

Steve Henrichsen, Planning Department, 555 S. 10th Street, Lincoln, NE came forward to explain where the location of the water issue is that Cole is referring to.

Campbell asked Henrichsen if there is drainage on the east side of the property. Henrichsen stated that the west side is higher, and it will drain to the east side of the property like Cole was explaining.

Lance Lehman, 3700 S. 37th Street, Lincoln, NE approached and distributed Exhibit 1 and stated that he misinterpreted the drawing, as to where all the pavement will appear. Lehman stated that he is opposed to the Special Permit. Lehman stated the reason for opposition is the location of the profit for business model and the greater area impact that it will have. Lehman was surprised about the short notice that the property owners were given to prepare and respond to this Special Permit. Lehman stated that are other locations that would be better suitable for care to seniors.

Campbell asked if Lehman was aware that there are different requirements for any occupancy above 16 by the city or state, so by staying at 16 or less, the requirements are different than above 16. Lehman stated that he was not aware of that.

Steve Blazek, 3636 S. 37th Street, Lincoln, NE approached and distributed Exhibit 2 and 3. Blazek stated that his backyard adjoins this property. Blazek stated that he was unaware of any notification or meeting with the neighbors to let know what is going on. Blazek noted that Calvert Street is a two-lane street and with an increase of traffic, he believes the neighbors and street will not be able to handle this increase. Blazek stated that he has an easement for a sewer line that will run underneath the proposed driveway. Blazek wanted it to be noted that the sewer line is there and it will not do any good with a lot of traffic passing over it.

Richard Urwiler, 3700 Calvert Street, Lincoln, NE came forward and stated he has lived in the area since 1986. At that time, parking was allowed on the street, and it took a long time to get it changed to no parking. Urwiler stated if he has visitors, parking is an issue. Urwiler stated that there is wildlife in the amazing green space and is an ongoing wonderful environment. Urwiler stated that this is a beautiful plan, but parking and how people park is not going to work as easy as they think. Urwiler thinks that this is a wonderful facility, but in this area is not the place for it.

Teresa Schmidt, 3727 Stockwell Street, Lincoln, NE approached and stated that this is a lovely residential neighborhood and that the traffic has picked up. Schmidt understands that there will be changes, and that this is a business, and the additions will change the neighborhood. Schmidt wanted it to be considered how this will impact the neighborhood. Schmidt stated that there are two other large lots in this neighborhood and that they could become a health care facility too.

Marty Fortney, 3600 Calvert Street, Lincoln, NE approached and stated that the applicant has an awesome business model, and it is for profit business. Fortney stated that there are some issues with the parking plan. Fortney stated there is a challenge with the math and does not see seven parking stalls, he only sees five stalls and would like clarification from the applicant. Fortney stated that there are not enough parking stalls for the residents and employees. Fortney questioned about how cars will enter and exit on a shift change with the limited space for a turn around. Fortney stated that by adding a circle drive, the radius is going to be a challenge and impossible in the current model displayed. Another challenge with the math that Fortney has is that there is only 24 feet from the garage to the property line. Fortney is encouraging a traffic study to be done and speed bumps in the road to be added.

Greg Lemon, 3800 S. 39th Street, Lincoln, NE approached and stated that for the record, he is Director of the Nebraska Real Estate Commission. Lemon stated that about 5 years ago he moved to an established neighborhood where he believed things would not change. Lemon stated that the intentions are good, but this is commercial activity, and he would be opposed to commercial activities being in this neighborhood. Lemon stated that it is important to people what the nature of the use and the property of the neighborhood that they are moving into.

Dan Klein, 3745 Calvert Street, Lincoln, NE approached and stated that his property is to the east of this project. One of his greatest concerns is the value of his home. With his property being next to a business, how much impact will that have on his property. Klein stated that future use of this property is a concern. Future use with a group home is more of a concern to Klein than the current use. Klein stated that wildlife is also a concern. Klein stated that this is a great business plan, but the parking is a concern. Klein also mentioned the drainage issue that runs through his backyard. Klein stated with adding the proposed driveway, this will make the ground higher and then will create more water to drain.

Leslie Gordon, 3663 Calvert Street, Lincoln, NE came forward and stated that she was a registered nurse for 40 years. Gordon worked with a lot of patients in memory care during that time as a nurse. Gordon was impacted by those patients and feels the need is extremely important. Gordon feels there is a better solution to this than having it in this established neighborhood. Gordon believes by putting in the parking lot and the lighting, this will have an impact on the wildlife and the eco system in the neighborhood. Gordon asked that all of this be taken into consideration.

Todd Thornock, 3701 Sheridan Blvd, Lincoln, NE approached and did not know about the change to the home until neighbors informed him of it. Thornock stated that his situation is a little unique. Thornock noted that Calvert Street is a main road for driving and taking kids to school. Thornock stated that there are a lot of children that go to school and walk along the street. These children walk in front of the home, and there will be an increase in the traffic which will cause a dangerous issue for the kids. Thornock has another concern with the future use of the facility if this facility would leave. The last concern that Thornock has is the map of the plan only shows

the front half of the property and is wondering what is happening to the back of the property? Thornock stated that there has not been any discussion to this.

Staff questions

Eddins asked if there could be another residential health care facility in the neighborhood, is there a distance limitation? Ben Callahan responded not for residential health care.

Campbell asked the distance from where the new fence will go into the back of the lot. Callahan stated that the fence is lining up to the back of the detached garage. Campbell stated that it looks like it lines up to the lot on the width of the lot to the left. Callahan stated that he is not sure the exact distance. Henrichsen stated that it is approximately 100 feet from the new fence that they will put up to the property line.

Joy stated that there are concerns about this being another type of group home. Callahan stated that with this site it is for 15 or less as long as they are meeting the conditions for a group home and meeting the conditions for spacing. Callahan stated that with this approval, it will still be set with maximum at 16 for residential healthcare. Joy asked about the storm water runoff that was mentioned. Callahan referred this question to Bob Simmering.

Bob Simmering, Lincoln Transportation and Utilities, 555 S. 10th Street, Lincoln, NE stated that there are regulations in the City of Lincoln that trigger when a certain amount of the ground is disturbed and that this does not fall into those regulations. Simmering stated that there is enough space if they want to do some type of rain garden or a berm that could detain the water temporarily.

Edgerton asked about the need for a traffic study. Simmering stated that traffic would need to be an increase or impacting the access points. Simmering wanted it to be noted that it does get reviewed and addressed when it comes in for a building permit. The traffic study would not be triggered on this case on this property. Edgerton asked about ensuring the traffic and parking works for the facility and will be evaluated throughout the building permit process. Simmering stated that all these issues would be addressed.

Edgerton clarified that with this special permit request, there are not any specific waivers requested. Callahan stated that there are not any waivers.

Gille approached to clarify he does emphasize with the process and understands the balance of the needs of the community. Gille wanted to clarify that is not part of or affiliated with Tabitha. Gille also stated that the parking situation has already been simplified. That the one additional spot along the drive was modified as a turn around and not considered a parking spot. Gille stated that notices were sent out to the neighbors that fell within the parameters. There is a strip mall about a block down which does contribute to the traffic on the road.

Eddins asked for clarification that the elevator is internal to the existing house. Gille confirmed that is correct.

Ryman Yost asked if there were any conversations with the neighbors. Gille stated besides the information of what the city sent out; he also sent out information with the overview about what they do, contact information, and had received 2 phone calls from that mailing.

Edgerton asked if a neighborhood meeting was held. Gille stated that they did not hold a neighborhood meeting.

Joy asked if Gille would entertain the idea of a rain garden. Gille stated that he did not know it was an issue and will put that into the plan.

Edgerton asked what the plan for the back property behind the fence. Gille stated that it is just a buffer. It is a screening with all the trees and do not plan to change anything.

Ryman Yost asked about the landscape screening and shrubs to the west and what that will look like. Gille responded that there are specific shrubs and plans to leave the landscaping to the experts.

Campbell moved to close public hearing for Special Permit 23005, seconded Joy and carried 6-0: Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Ball, Corr and Cruz absent.

SPECIAL PERMIT 23005

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Special Permit 23005, seconded Ryman Yost.

Campbell stated that he is in approval of this proposal because anyone driving by this property will still see it as a private residence. The residents are homebound and unable to drive vehicles, so there will not be much car movement. The driveway in the back is well concealed, which gives the front of the house the appearance of a normal residence. There are perimeters that go with the zoning and in the future, they may not be able to do anything much different other than what is allowed at this time. Campbell does not see how this will interfere with their personal properties.

Eddins stated that her concern is with the size and number of residents at the property. Eddins thinks that there will too many people in the property. Edgerton stated that the ordinance provides the parameters as how to measure and this is well below the number provided. Eddins stated just because it is below, does that mean that they should allow it. Eddins questions where do they draw the line. Edgerton stated is it how it affects the neighborhood or the facility.

Rodenburg stated that his mother lives in an independent care facility. He hopes that he can live in a place like this when he needs it. Rodenburg stated where his mother chose to live, it was because of the proximity of her children. Rodenburg is hoping that the people in this

neighborhood would want to take advantage of staying in the neighborhood which they have lived in. Rodenburg stated that his concern is with Calvert Street not being an arterial and would love to see traffic slowing down on that street and not use it as an arterial. Rodenburg appreciates the letters and understands the concerns. There are facilities that could have worse use of the property other than what is being requested. With this being a healthcare facility, there are other steps that will need to be taken and will adhere to much stricter guidelines.

Joy stated that the challenge is the use of the land and what Rodenburg was meaning about the restrictions that will come with licensing this facility. This does limit the use of the property and eliminates what could be a bad use of the property. Joy stated she will be supporting the motion.

Ryman Yost mentioned that she appreciates it being a healthcare facility that requires more licenses and regulations. Ryman Yost has been concerned with this type of facility in the past but appreciates the concerns of the neighbors, and the changes that the applicant has done with addressing them.

Edgerton stated that this is a unique neighborhood in the community. The beauty with the large, wooded lots and appreciates the applicant's presentation of the business model. Eddins will be supporting the Special Permit and the fact that it meets the requirements of the code of a residential healthcare facility is very important to her decision.

Motion carried 6-0: Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Ball, Corr and Cruz absent.

TEXT AMENDMENT 23002
TO AMEND CHAPTER 27 OF THE LINCOLN MUNICIPAL CODE, SECTION 27.82 (IMPACT FEES),
AMENDING THE PROVISIONS FOR IMPOSITION OF IMPACT FEES BY ALLOWING TRANSFER OF
A CREDIT FROM AN OLD LOCATION TO A NEW LOCATION WITHIN THE SAME PROJECT WHERE
THE OLD LOCATION IS RENDERED NON-BUILDABLE; AND REPEALING SECTION 27.82 AS
HITHERTO EXISTING.

PUBLIC HEARING:

March 8, 2023

Members present: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton; Corr and Cruz absent.

Staff Recommendation: Text Amendment 23002 Conditional Approval

Clerk noted that Planning Commission members received a staff memo dated March 7, 2023 - Identifying revisions to the proposed text amendment – agreed upon by staff.

There were no ex-parte communications disclosed.

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

Staff Presentation:

George Wesselhoft, Planning Development, 555 South 10th Street, Lincoln, NE stated this application involves an amendment to the impact fees in the zoning ordinance. Wesselhoft stated that the credit for the impact fees cannot be transferred under the current impact fee ordinance. This is the first known circumstance that a house was eliminated by a new street and that the developer wanted to retain the house. There was a memo that went out yesterday and Lincoln Transportation and Utilities, Planning Department and the City Attorney's office supports this. Wesselhoft stated that the applicant called and noted that the proposal should be modified to note public street or private roadway. Michaela Sweeney, LTU Impact Fee Administrator, is present to answer questions.

Edgerton asked to clarify that the proposed to handle one discrete situation and is now to make more broader to handle more in the future to include both public and private streets. Wesselhoft is noting that the applicant is asking for this to be a city wide text amendment and to be more specific to reference right away and private roadway.

Campbell asked if this is considered amendments to the original proposal? Wesselhoft stated yes.

Rodenburg asked Wesselhoft if he sees any future possibility negative situations where they would wish that they did not approve this. Wesselhoft stated that he is not aware of and he will let Sweeney respond to that.

Michaela Sweeney, Impact Fee Administrator, 555 S. 10th St, Lincoln, NE stated that she does not see anything at this time to where it could have a negative effect. Looking at how it is written, it addresses the situation at hand.

Rodenburg asked for a quick explanation about what Impact Fees are. Sweeney stated Impact Fees are charges to change of structure or change of use. The city is divided into seven districts and there is a mapping system that tracks and an accounting system that follows it very closely.

Applicant Testimony:

Phillip Euler, 5520 Grouse Place, Lincoln, NE approached and stated that his concern was a project that had a lot of moving parts. This has been going on for a couple of years and is ready to rehab this house at 3230 S. 46th to its new property. Euler was informed that he needed to pay impact fees. Euler said that the code states that if the house leaves the lot, it is not transferable. It was then noted that the ordinance can be amended.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

Campbell moved to close the public hearing, seconded Joy. Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting ‘yes’; Corr and Cruz absent.

TEXT AMENDMENT 23002

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Text Amendment 23002, as set forth in the revised conditions per memo dated March 7, 2023, and an amendment to the conditions offered by staff; seconded Joy.

Campbell stated that he has been through this before personally and paid impact fees when he moved a house. This makes a great deal of sense and is a good move for the city.

Edgerton stated that this makes a lot of sense and will be in support of this. Edgerton asked how the approval should be noted with the modified amendment.

Tim Sieh, City Attorney, 555 S. 10th Street, Lincoln, NE approached and stated it to be said to be said the motion approved with the proposed amendment from staff including private roadway still needing to be changed.

Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting ‘yes’; Corr and Cruz absent.

SPECIAL PERMIT 13048A

AMENDING AN EXISTING SPECIAL PERMIT TO ALLOW FOR A RESIDENTIAL HEALTHCARE FACILITY FOR UP TO 18 PEOPLE, ON PROPERTY GENERALLY LOCATED AT 740 S. 17TH STREET. THE PLANNING COMMISSION ACTION IS FINAL, UNLESS APPEALED TO THE LINCOLN CITY COUNCIL. * FINAL ACTION *****

PUBLIC HEARING:

March 8, 2023

Members present Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton; Corr and Cruz absent.

Staff Recommendation: Special Permit 13048A Approval with Conditions

Planning Commission members received a Staff Memo dated March 7, 2023 – Identifying revisions to Conditions of Approval – agreed upon by staff and the applicant.

There were no ex-parte communications disclosed.

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

Staff Presentation:

Stephanie Rouse, Planning Development, 555 South 10th Street, Lincoln, NE came forward and stated that this application is for the Little Atwood House which is a local landmark within the City of Lincoln. The property previously had a Special Permit for Historical Preservation to allow a sorority on the property with up to 15 residents and the applicant is asking to change the use from a sorority to a Residential Health Care facility for up to 18 individuals. In addition to this, there are 2 waivers. One is to reduce the parking stalls and the second is for a free-standing sign. The Historical Preservation Commission originally heard this last week in their meeting and their guidance is attached to the memo that the Planning Commissioners received regarding the sign placement recommendations.

Edgerton asked in addition to this being a residential healthcare facility, there is an office on site, a residential treatment and onsite counseling. Rouse stated that is correct.

Applicant Testimony:

Tina Arsiaga, 6111 Rolling Hills Boulevard, Lincoln, NE approached and stated that the sign will be put in the north part of the lot, unlike what the picture shows. It will be a business that combines transitional and residential living with evaluations and treatment.

Edgerton asked if the entrance is off 17th Street. Arsiaga stated that they will shut off the ally way and will have parking and the entrance off 17th Street.

Campbell asked how a 15-bed facility is being turned into an 18-bed facility. Arsiaga stated that the previous owners had everything done including fire suppression system, smoke alarms and everything that is needed to be done is already done. Campbell asked if the sorority used one per room and if Arsiaga is doubling up. Arsiaga stated that she is not doubling up and the sorority had 16 residents. Campbell asked what IOP means. Arsiaga said that it stands for Intensive Outpatient Treatment which requires nine hours of group and one hour of individual therapy once a week. This is mental health care and not physical health care.

Ryman Yost asked if this is for substance treatment. Arsiaga stated yes, it is dual diagnosis. Ryman Yost asked if this is combined with a transitional facility. Arsiaga stated that it is. Ryman Yost asked if this is single gender or mixed. Arsiaga stated that this has not been determined yet.

Edgerton asked about any parking concerns. Arsiaga stated that most of the people in the house do not have a vehicle and that there is an option to add diagonal parking to increase spaces. Currently, it is not a concern.

Rodenburg asked about the new egressed stair from the second floor that is on the plan, does it need added or rebuilt. Arsiaga stated that it was already existing at the property.

Proponents:

No one came forward in support.

Neutral:

Rosina Paolini, 1850 Dakota Street, Lincoln NE approached and wanted to know if this is a nonprofit or a for profit house. Paolini questions because of what was presented to the City Council with the Michael's House.

Ryman Yost stated that one of the key differences is that this is coming in as a healthcare facility and that they do have to meet different license requirements and Building and Safety requirements.

Edgerton stated another way this can be is that there is programming onsite and that can help work on long term health issues.

Paolini thanked everyone for the clarification.

Opposition:

No one came forward in Opposition.

Edgerton asked if this was a profit or a nonprofit organization. Arsiaga stated that this is for profit and that they are over seen by probation and parole and other entities.

Campbell moved to close the public hearing for Special Permit 13048A, seconded Joy and carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

SPECIAL PERMIT 13048A

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Special Permit 13048A, as set forth in the revisions of the conditions, seconded Joy.

Campbell thinks that this is a great plan, and they are following all the rules and helping the population that needs the help. Campbell will be supporting this.

Edgerton stated that they are preserving the building and is in favor of that.

Eddins stated her concern is parking and is happy to hear that there is room to add more parking if needed.

Ryman Yost wanted to thank the applicant for all the work that has gone into this. Ryman Yost appreciates the work being done to develop the treatment and services.

Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

SPECIAL PERMIT 12015A

TO ALLOW FOR A RECREATIONAL FACILITY, ON PROPERTY GENERALLY LOCATED AT 2260 WEST WITTSTRUCK ROAD. THE PLANNING COMMISSION ACTION IS FINAL, UNLESS APPEALED TO THE LINCOLN CITY COUNCIL. * FINAL ACTION *****

AND

SPECIAL PERMIT 12016A, TO ALLOW FOR A RECREATIONAL FACILITY, ON PROPERTY GENERALLY LOCATED AT 2260 WEST WITTSTRUCK ROAD. THE PLANNING COMMISSION ACTION IS FINAL, UNLESS APPEALED TO THE LINCOLN CITY COUNCIL. * FINAL ACTION *****

PUBLIC HEARING:

March 8, 2023

Members present: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton; Corr and Cruz absent.

Staff Recommendation:

Special Permit 12015A	Conditional Approval
Special Permit 12016A	Conditional Approval

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

Staff Presentation:

Steve Henrichsen, Planning Development, 555 South 10th Street, Lincoln, NE approached and stated that this is one use that requires two special permits since it is in part city and part county and the conditions are identical. This is an existing special permit that they are operating on under the previous name, Camp Sonshine. The previous permit was to allow up to 50 campers and special events. This particular site is not on a paved road, and it can be quite rough. During the wet times of the year, this can be impassable. There are specific conditions that will allow them to go up to 200 campers with specific notes to be addressed as to how to get to the site when the roads are not usable. Henrichsen stated that during the fall and winter months, they are requesting this to be used as a retreat facility. Henrichsen stated that he attended the open house that was held by the applicant for the neighbors and felt that there were a lot of people that attended.

Ryman Yost stated with the transportation situation and being able to have buses pick up and drop off, what are the methods of monitoring that the transportation is being maintained? Henrichsen stated that this is to be on a complaint basis for the monitoring of this compliance. Henrichsen stated that there is gravel parking on site and plenty of room for additional parking when there are events.

Henrichsen stated that there is a setback of activity and buildings that is also included in the Special Permit.

Applicant Testimony:

Jeff Keiser, 13440 S. 25th Street, Roca, NE came forward to explain what makes Camp Sonshine unique. Camp Sonshine is to create a place for kids to come and belong. The outpour of need

that the community has shown has surprised them. There has only been one year of decline and that was with Covid. Keiser stated that they are firm believers in active supervision, imagination, and community. Keiser stated that he and his wife went door to door to meet and talk to the neighbors and explain what their plan and growth is. Keiser stated that he held another community open house to discuss the plans with the neighbors. Keiser stated that they currently run four bus stops out of Lincoln. This includes pick up and drop off.

Rodenburg asked if they will be building cabins. Keiser stated that they do not plan to since there is already a current bunk house in place there that will house 48.

Edgerton stated that she appreciates reaching out to the neighbors. Keiser stated that he wanted to reach out and spread good will and kids need to learn to respect neighbors and community.

Proponents:

Lonnie Schrader, 12710 S. 25th Street, Roca NE, came forward stating that he is the applicant contact and currently lives on site. Schrader had had the privilege of working with the camp on a part-time basis and is on the Board of Directors. Schrader stated that he knows the impact that this camp can have on families and wanted to voice his support. Schrader also mentioned the of the history of the land and the connection it has to his family.

Rodenburg asked when there is a large number of campers spending the night, who provides the staff to oversee this? Schrader stated that the counselor that is assigned with the kids that week will be the one who stays and supervises them.

Beth Ackland, 2320 W. Roca Road, Roca, NE approached and stated that she did not know about this camp until her grandson came home and showed what he has been learning. This camp encourages kids to be outside and in nature. Ackland supports the expansion and in what they are doing.

Mike Hevener, 2500 W Wittstruck Road, Martell, NE came forward and stated that his daughter use to go to the camp and then became a junior counselor there. Hevener stated that Camp Sonshine does an amazing job in helping raise young kids.

Neutral:

No one came forward in neutral testimony.

Opposition:

Michelle Brandt, 2201 W Wittstruck Road, Martell, NE approached and stated that she is not opposed to the program but is opposed to the location and number of people that they are hosting. Brandt stated that the statement that they promote is a correct statement, but with them being allowed to add that many people, then the peace and quiet of the natural surroundings will be lost. Brandt stated even with bussing and carpooling it will increase the traffic. Brandt noted that there is a lot of traffic and that patrons are impacting more than just West Wittstruck Road. Brandt is also worried about the water table with that many people

added, which would be a lot more usage of water. Brandt showed the Nebraska Statewide Groundwater-Level Monitoring Report for 2022 and is addressing Lincoln is in the need for a second well due to declining levels in the aquifers. Brandt also noted that the PA system is loud, and she lives a half mile away. Brandt stated that this is a camp and a business that runs under a religious exemption and an educational exemption, and are still impacting the surrounding property owners.

Joy asked from the concept of controlling the traffic path if it would be possible to put signage up. Henrichsen stated that it is up to the County Engineer to determine that.

Eddins asked if exiting that property, could a right turn only sign be put out? Henrichsen stated that it could be encouraged and that they are already doing that.

Campbell asked if it developed great numbers of cars using that area, if the county could put it on the upgrade to gravel list? Henrichsen replied that the county is looking at all the roadways for traffic counts. Henrichsen stated it could be improved by gravel, but part of the matter is a drainage issue to the east.

Edgerton asked how the water table and the day camp would be affected by increased usage of wells in the area. Henrichsen stated that this went to the Health Department, and it was already approved for a camp and a well is already on site. Henrichsen stated that the Health Department did not state any concern. Henrichsen stated that the southwest part of the county does not have as good of water along with the northern part of the county.

Edgerton asked if the previous owner had up to 500 campers? Henrichsen stated that this was a tiered system with 50 and the abilities of more than that. Henrichsen stated that the current owners are not planning on this being used as an overnight camp.

Keiser approached and stated that the comment about broadcasting names has been addressed. Kaiser also stated that they have been in contact with the county to address the issue about signage to direct people.

Campbell moved to close public hearing for Special Permit 12015A, seconded Joy and carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

Special Permit 12015A

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Special Permit 12015A, seconded Joy.

Campbell stated that he will be supportive of this because they are using the property and building in the purpose that it is built for. Campbell is also aware of the good work that Camp Sonshine does.

Joy will support the motions and is willing to work with the neighbors and address the issues that are coming up.

Rodenburg will support this Special Permit. For many years, for kids this is a tremendous experience for everyone involved.

Ball will be supporting this Special Permit. He has heard great things about the camp and the experience that the kids have.

Edgerton stated the concerns of traffic are real and that the applicant is very aware of that and by encouraging multi transportation. This is great with the kids and the community. Edgerton will be supporting this Special Permit.

Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

Campbell moved to close public hearing for Special Permit 12015A, seconded Joy. Motion carried 7-0; Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

SPECIAL PERMIT 12016A

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Special Permit 12016A, seconded Joy.

Motion carried 7-0; Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

MISCELLANEOUS 23002

TO REVIEW THE PROPOSED DETERMINATION THAT THE 56TH, 70TH, AND FLETCHER REDEVELOPMENT AREA BE DECLARED BLIGHTED AND SUBSTANDARD AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW. THE STUDY AREA IS APPROXIMATELY 936 ACRES, GENERALLY LOCATED BETWEEN 56TH STREET ON THE WEST, SALT CREEK ON THE NORTH, 84TH STREET ON THE EAST, AND FLETCHER AVENUE ON THE SOUTH, LOCATED IN SECTIONS 33-11-07 AND 34-11-07, LINCOLN, LANCASTER COUNTY, NEBRASKA.

PUBLIC HEARING:

March 8, 2023

Members present: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton. Corr and Cruz absent.

Staff Recommendation: Miscellaneous 23002 Finding of Substandard or Blighted Conditions

There were no ex-parte communications disclosed.

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

Staff Presentation:

Hallie Salem, Urban Development, 555 South 10th Street, Lincoln, NE came forward and stated that this item is for the blighted and substandard study which is the first step in the redevelopment process. There has been great interest expressed in this area. The City of Lincoln has a Redevelopment process flow chart for the TIF funded projects.

Edgerton asked about the area on the southwestern part that looks like smaller lots. Are these residential? Salem was unsure.

Ball asked if the process for the Blight Redevelopment is online. Salam stated that this process is online and that this is under the TIF process on the City of Lincoln main page.

Applicant Testimony:

DaNay Kalkowski, Seacrest and Kalkowski, 1128 Lincoln Mall, Suite 105, Lincoln, NE came forward and explained that this is a unique property. There is great interest in getting the Blight Study done and designated. This is one of the potential areas for redevelopment. Kalkowski stated that there is a map that illustrates existing land uses.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

No one came forward in opposition.

Campbell moved to close public hearing for Miscellaneous 23002, seconded Joy. Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

MISCELLANEOUS 23002

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval of Miscellaneous 23002, seconded by Joy.

Campbell stated that this area needs to be studied and has great potential. Campbell will be supporting this.

Edgerton agrees with Campbell and states that this is an area for potential industrial.

Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

COMPREHENSIVE PLAN CONFORMANCE 23001
TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN LANCASTER COMPREHENSIVE PLAN, A PROPOSED AMENDMENT TO THE N. 27TH STREET CORRIDOR AND ENVIRONS REDEVELOPMENT PLAN TO IDENTIFY THE "27TH & STARR REDEVELOPMENT PROJECT" WHICH WILL REDEVELOP TWO PROPERTIES WITH A 12-UNIT APARTMENT BUILDING, 3 TOWNHOMES AND ASSOCIATED PARKING, ON PROPERTY GENERALLY LOCATED AT THE NE CORNER OF N. 27TH AND STARR STREETS.

PUBLIC HEARING:

March 8, 2023

Members present: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton. Corr and Cruz absent.

Staff Recommendation: In Conformance with Comprehensive Plan

There was an ex-parte communication to disclose. Eddins stated that a developer came to the neighborhood meeting she was attending and there have been a few residents that have spoken to her, which she advised them to attend the neighborhood meeting and the Planning Commission Hearing.

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

Staff Presentation:

Hallie Salem, Urban Development, 555 South 10th Street, Lincoln, NE came forward and stated that they are requesting a finding in conformance with the Comprehensive Plan. Salem stated that there was a two-week delay in having the neighborhood meeting. There is a substitute amendment that includes a change of use and a proposal to the cost to increase the amount of TIF. Salem stated that the city is working with a developer and is proposing a 12-unit apartment complex with three townhomes to include two units of affordable housing.

Eddins asked if this is 2 units of affordable housing, she was under the understanding it was for 3 units. Salem stated she needs to check with Ann Post.

Rodenburg asked about the public park improvement and Salem stated that the details need to be worked out with revitalization of the park.

Ryman Yost stated in the staff report it states 15 dwelling units with a mix of market and affordable housing.

Applicant Testimony:

Ann Post, Rembolt Ludtke, LLP, 1128 Lincoln Mall Ste 300, Lincoln, NE came forward and stated that this project looks similar to previous projects but also is distinct in many ways. Post stated that this is a scale back version that has the density reduced. Post also referenced a site plan that is a 12-unit apartment building along with 3-unit row housing. All the access will be from the alley to the north. This is done to eliminate the traffic up to the alley to make a better fit to the neighborhood. Post stated per Urban Development they anticipate three affordable housing units. Post noted that the developer has agreed to plant street trees on the west side of the property. Post also stated that as mentioned, at the request of the neighborhood association, this was delayed two weeks to meet with them to answer any questions that they had. There is an amendment to the redevelopment plan amendment, that involves any taxing, financing, and working with the city.

Edgerton asked if the row houses will be for rent? Post stated it is anticipated that for now they will be for rent, but that could change in the future.

Eddins asked what are the sizes of the apartments? Post stated she will have to look and confirm.

Ryman Yost asked about the park and Post responded that there is only one park identified in the redevelopment.

Proponents:

No one came forward in support.

Neutral:

No one came forward in neutral testimony.

Opposition:

Ian Edington, 1798 N. 32nd Street, Lincoln, NE, President of the Clinton Neighborhood Organization came forward and stated that the board agreed to oppose this development because it does not fit the character of the neighborhood. This is prime real estate to college students. This neighborhood touches both colleges. College students are highly mobile. They move around. This is unlikely fit for a family who wants to stay put. Edington stated that in the spirit of creating a thriving city and with robust neighborhoods, the Comprehensive Plan is not true. By the discussion with the developer, it was stated that this is a retirement plan. The developer has sold most of their projects in this zip code. Some of the questions that should be asked are if Section 8 vouchers will be part of this and if the North 27th Business Association has been contacted because they have an investment in this. Edington asked if the climate action plan has ever been considered? These questions need to be taken seriously.

Rodenburg asked Edington what he would rather see go in there. Edington stated row housing that has character, and long-term living that is well done. Those are good investments into the neighborhood.

Bob Reeves, 3236 Dudley Street, Lincoln, NE approached and is secretary of the Clinton Neighborhood Association. Reeves stated that this is another development marketed for college students and I which there needs to be a way to create affordable housing for families. Reeves stated that there will be an increase in traffic and the city's view of 1.5 parking spaces per unit is not realistic. Reeves stated that he would have preferred the 9 townhomes, but that fell through. Reeves is also concerned with the runoff and would like to see rain gardens. Reeves also has concerns with the developers selling these properties to outsiders and will these properties be maintained when the owners live out of state.

Rosina Paolini, 1850 Dakota Street, Lincoln, NE came forward and asked what is the pricing of the two-bedroom apartments for rent? Edgerton stated that it is too early in the development to determine that. The level of interpretation of the Comp Plan was set high. Paolini also stated that this project is right up to the sidewalk and has concerns about safety.

Edgerton asked to clarify that what is before us is the Comprehensive Conformance Plan and what can be done without this coming to the Planning Commission right now. Salam noted that there was a conditional zoning and that they will be going back to council to request for an amendment to that for a zoning change from 9 units to 12 units. Edgerton stated that 9 units can go on there right now. Salam confirmed yes. Edgerton asked if this is currently R-6 zoning. Salam stated that it is currently R-6.

Ryman Yost asked if the property is being sold with TIF what happens to the TIF? Salam stated if they have a redevelopment agreement, build it then turn around and sell, then they must meet all the requirements and continue to pay back per the agreement.

Campbell asked for clarification that if it was approved, would the amendment need approved first or is done with the Comprehensive Plan. Abby Littrell, Law Department, 555 So. 10th Street approached and stated to use the language in the amendment if approved to have it put into the record.

Joy stated that this refers to the complete neighborhoods, and what is an overview and how does it meet that goal. Salam stated that in terms of the overview it means actual complete streets, pedestrian access, traffic calming, adding trees and more. There has not been any determination of the Section 8 vouchers. Joy said that there is the ability to walk to banks, stores and the concern is increasing the amount from 9 units to 15 units, how does this fall within the density requirements? Salam stated that she does not have that information in front of her. Wesselhoft approached and stated that both proposals are under the limitation for R-6.

Eddins asked how does the number of bedrooms per unit factor into that density equation. Wesselhoft stated he is unaware that the zoning ordinance regulates the number of bedrooms.

Joy stated that previously there was student housing that had a large number of students in it, was this a complaint-based situation? Wesselhoft stated he is unaware of this situation so cannot comment on it.

Eddins stated that in order to enforce more than four people living in a house unrelated is complaint basis. Wesselhoft stated that is correct.

Post approached to address a few questions. These will be three-bedroom units. It meets all parking ratios under the zoning code. The alley will be paved adjacent to the project. There will be a facade easement agreement filed on the property that the developer is required to upkeep the façade and an easement that will run with the land and to the next owner if the property sells. To reiterate what is in front of the planning commission today is the Redevelopment Plan Amendment. What this project brings is diversity to the neighborhood. Post stated that the setbacks are increased for this project. This project is under the density requirements.

Ryman Yost confirmed that there are 3 bedrooms, and the row homes are 4 bedrooms and two parking stalls. Post stated that is correct.

Edgerton asked about any information to the section 8 vouchers. Post stated that this has not been part of the conversation.

Campbell moved to close public hearing for Comprehensive Plan Conformance 23001, seconded Joy. Motion carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

COMPREHENSIVE PLAN CONFORMANCE 23001

ACTION BY PLANNING COMMISSION:

March 8, 2023

Campbell moved for approval to approve Comprehensive Plan Conformance 23001, along with the approval to an amendment to the North 27th Street Corridor and Environs Redevelopment Plan, describing the North 27th & Starr Redevelopment Project, in place of the Plan Amendment, seconded Joy.

Campbell stated that this clearly fits the Comprehensive Plan and Codes and will be voting for it. Campbell stated that he understands this some of the concerns of the Clinton Neighborhood Association. Campbell will be supporting this.

Eddins states that she cannot support this. This is a relatively small lot for what is being put on it. This is the same situation that the developer had prior. Eddins stated that affordable housing is needed and that the market rate will be too high to rent in this neighborhood. Eddins states that she does not feel these fall in line with the purpose of the Comprehensive Plan.

Joy stated that families that need housing, need a three-bedroom unit. Eddins stated that this is not how these are being marketed.

Ball stated that with the TIF financing, it must be part of the project. Ball stated that if it is part of the option, then it needs to be important and needs to move forward. Ball will be in support.

Joy stated that she is in support as to the plans supports the right efforts. Joy stated that there are issues that need to be addressed as a separate fact.

Edgerton stated that there are a few interesting things that have come up. The first is what is the appropriate parking ratio for certain types of housing. Edgerton thinks that the parking is appropriate with the way that it is laid out. Edgerton mentioned the Climate Action Plan and how it relates to the Comprehensive Plan Conformance, and to consider how often the Climate Action Plan is touched again once it is put in place. This is a real document and needs to be looked at going forward. Edgerton is in support.

Motion carried 6-1: Ball, Campbell, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Eddins dissenting; Corr and Cruz absent.

Edgerton stated that anyone wishing to speak on an item not on the agenda, may come forward and do so.

Rosina Paolini approached and spoke about how things were viewed in the past and how do they reach people currently. Paolini asked if a person can navigate the web to find the voice. Paolini stated that she wears many hats and has for decades. Diversity will help with climate change. Paolini asked why she asks questions, and she responded to herself that this is for communication and how to reach out to people. Paolini showed pictures of various houses, parking and stated what is on paper is not reality.

Joy stated that some people do like urban living. Joy stated that Paolini and her have had discussions about diversity and options and appreciates Paolini coming today to be heard.

Campbell moved to adjourn the Planning Commission meeting of March 8, 2023, seconded by Eddins, and carried 7-0: Ball, Campbell, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'; Corr and Cruz absent.

There being no further business, the meeting was adjourned at 5:07 pm