

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 6, 2024.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, February 14, 2024, 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: Maribel Cruz, Gloria Eddins, Bailey Feit, Cristy Joy, Rich Rodenburg, and Cindy Ryman Yost; Lorenzo Ball and Dick Campbell absent; one vacant seat. David Cary, Steve Henrichsen, Shelli Reid, Jennifer McDonald, and George Wesselhoft of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

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

Note: This is **Final Action** on the following item: **Special Permit 24001**, unless appealed by filing a Notice of Appeal with the **City Clerk** within **14 days**.

Chair Ryman Yost requested a motion approving the minutes for the regular meeting held January 31, 2024.

Motion for approval of the minutes made by Joy, seconded Eddins. Minutes approved 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes"; Ball and Campbell absent; one vacant seat.

Chair Ryman Yost asked the Clerk to call for the Consent Agenda Items.

Clerk noted that Agenda Item 1.1 Text Amendment 24001 and Item 1.4 Street and Alley Vacation 24002 are being removed from today's Consent Agenda and scheduled for public hearing.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

February 14, 2024

Members present: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost. Ball and Campbell absent; one vacant seat.

The Consent Agenda consisted of the following items: Special Permit 24001, Street and Alley Vacation 24001 and Street and Alley Vacation 24003.

Clerk noted that Planning Commission members received a Staff Memo dated February 12, 2024, regarding Street and Alley Vacation 24003, identifying revisions to Conditions of Approval, which included a condition to retain a utility easement, which was agreed upon by staff and the applicant.

There were no ex-parte communications disclosed.

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

Joy made a motion for approval of the Consent Agenda items, seconded by Eddins.

Motion carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting “yes”; Ball and Campbell absent, one vacant seat.

TEXT AMENDMENT 24001
TO AMEND THE LINCOLN MUNICIPAL CODE, TABLE 27.06.070 AND 27.62.040 TO ALLOW DWELLINGS, INCLUDING MULTI-FAMILY, SINGLE-FAMILY, TOWNHOUSES AND TWO-FAMILY DWELLINGS, TO BE PERMITTED USES INSTEAD OF CONDITIONAL USES WITHIN THE B-1 ZONING DISTRICTS.
BEFORE PLANNING COMMISSION:

February 14, 2024

Members present: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost. Ball and Campbell absent, one vacant seat.

Staff Recommendation: Approval of Amendment to B-1 Zoning

There were no ex-parte communications disclosed.

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

Staff Presentation:

George Wesselhoft, Planning Department, 555 S. 10th Street, Lincoln, NE came forward and stated that this request is to amend the regulations for the B-1 district. The applicant’s concern is only with the B-1 district.

Feit asked Wesselhoft to explain what the B-1 Zoning District means. Wesselhoft stated that there are B-1 districts in the older areas of the city, it wouldn't be a suburban new area, but could be in an established districts and throughout the older part of the city.

Applicant:

Rick Onnen, E & A Consulting group, 701 O Street, Suite 400, Lincoln, NE came forward and stated he is representing the applicant. Onnen stated that the area that the applicant is requesting is in the Capitol Beach area. Onnen stated that the applicant is only requesting this to affect the B-1 Zoning District.

Proponents:

No one approached in support.

Neutral:

No one approached in neutral testimony.

Opposition:

No one came forward in opposition.

Joy moved to close the public hearing, seconded by Eddins.

Motion carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Ball and Campbell absent, one seat vacant.

TEXT AMENDMENT 24001

ACTION BY PLANNING COMMISSION

February 14, 2024

Joy moved to approve Text Amendment 24001 including the memo, seconded by Eddins.

Joy is in support of this. It seems appropriate for all the housing needs that are throughout the city.

Eddins is in support of this amendment. Eddins stated with current zoning changes, there are areas that have empty storefronts.

Cruz agrees with Joy and Eddins, that it is a fantastic blending that is already occurring in those areas.

Motion carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Ball and Campbell absent, one seat vacant.

STREET AND ALLEY VACATION 24002

VACATING A 133' PORTION OF THE ALLEY EAST OF SOUTH 13TH STREET, NORTH OF D STREET, ADJACENT TO PROPERTY GENERALLY LOCATED AT 1000 S. 13TH STREET.

BEFORE PLANNING COMMISSION:

February 14, 2024

Members present: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost. Ball and Campbell absent; one vacant seat.

Staff Recommendation: Conforms to the Comprehensive Plan

There were no ex-parte communications disclosed.

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

Staff Presentation:

Steve Henrichsen, Planning Department, 555 S. 10th Street, Lincoln, NE came forward and stated that this is part of the South of downtown PUD that was previously approved. Henrichsen noted that the alley would continue to function fully in the future after the construction process. Henrichsen stated that the Planning Department recommends conditional approval.

Dave Meysenburg, Luxembourg Properties, 3177 Excalibur Ln, Lincoln, NE came forward and stated that Henrichsen answered his questions previously and has no objections.

Applicant:

Mike Eckert, Civil Design Group, 8535 Executive Woods Drive, Suite 200, Lincoln, NE came forward and stated that there is a sewer line through the alley that serves the capital that needed to be preserved. Eckert also stated that as part of the agreement, this will be maintained as a public access, utilities easement, and public access easement.

Proponents:

No one testified in support.

Neutral:

No one approached in neutral testimony.

Opposition:

No one came forward in opposition.

Joy moved to close the public hearing, seconded by Eddins.

Motion carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Ball and Campbell absent, one seat vacant.

STREET AND ALLEY VACATION 24002
ACTION BY PLANNING COMMISSION

February 14, 2024

Joy moved to approve Street and Alley Vacation 24002, seconded by Eddins.

Motion carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes". Ball and Campbell absent; one seat vacant.

Joy moved to adjourn the Planning Commission meeting of February 14, 2024, seconded by Eddins.

Motion to adjourn carried 6-0: Cruz, Eddins, Feit, Joy, Rodenburg, and Ryman Yost voting "yes"; Ball and Campbell absent; one vacant seat.

There being no further business, the meeting was adjourned at 1:17 p.m.