

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, April 21, 2026.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME, AND PLACE OF MEETING: Wednesday, April 29, 2026, 1:00 p.m., Hearing Room
112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Maribel Cruz, Brett Ebert, Cristy Joy, Rich Rodenburg, Paul Barnes, Ben Callahan, Steve Dush, Steve Henrichsen, Clara McCully, Andrew Thierolf, Laura Tinnerstet, and George Wesselhoft, of the Planning Department, media, and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

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

Chair Joy requested a motion approving the minutes for the regular meeting held April 15, 2026.

Motion for approval of the minutes made by Campbell; seconded by Cruz.

Minutes approved 6-0-1: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, voting "yes"; Eddins abstained. Ball and Ryman Yost absent.

Chair Joy asked the Clerk to call for the consent agenda items.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

April 29, 2026

Members present: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, voting "yes"; Ball and Ryman Yost absent.

The Consent Agenda consists of the following items: Comprehensive Plan Conformance 26003, Special Permit 26017 and Street and Alley Vacation 26002.

There were no ex parte communications disclosed.

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

Campbell moved approval of the Consent Agenda as amended; seconded by Eddins.

Consent Agenda approved 7-0: Campbell, Cruz, Ebert, Eddins, Feit, Joy, Rodenburg, voting “yes”; Ball and Ryman Yost absent.

Note: This is **Final Action** on **Special Permit 26017 and Special Permit 1219P** unless appealed by filing a Notice of Appeal with the **City Council or County Board** within **14 days**.

Joy called for **Requests for Deferral**

Clerk stated staff is recommending a 4-week deferral to May 27, 2026, Planning Commission hearing of item 4.2 Change of Zone 22023A, requested by the applicant.

Campbell moved to approve the request for deferral; seconded by Eddins.

Motion carried 7-0: Campbell, Cruz, Eddins, Ebert, Feit, Joy, and Rodenburg voting “yes”; Ball and Ryman Yost absent.

SPECIAL PERMIT 1219P, TO AMEND SPECIAL PERMIT 12190 FOR THE BRYAN MEDICAL CENTER EAST CAMPUS TO MODIFY THE EXISTING SITE PLAN FOR AN ADDITION TO THE EMERGENCY DEPARTMENT AND RELOCATION OF THE FAIRVIEW HOUSE, GENERALLY LOCATED AT THE NORTHEAST CORNER OF S 48TH STREET AND SUMNER STREET.

PUBLIC HEARING:

April 29, 2026

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

Staff Recommendation: 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 and Development Services, 555 South 10th Street, Lincoln, NE, came forward and stated the requested expansion of the emergency department and associated site changes. The revised site plan addressed earlier concerns regarding driveway placement and the existing location of the Fairview House. Staff indicated that the updated plan would allow the emergency department addition while maintaining flexibility regarding the future of the house.

Jill Dolberg, Planning and Development Services, 555 South 10th Street, Lincoln, NE, came forward and stated that it is designated as a National Historic Landmark but not a local landmark. Dolberg described ongoing coordination efforts with Bryan Health and the Nebraska State Historic Preservation Office to preserve the structure, including discussions regarding potential relocation, documentation, and continued eligibility for national designation.

Feit asked what makes it national versus local.

Dolberg stated the National Register was a new program when Fairview was initially nominated, with documentation following afterwards. It has not yet been designated as a local landmark, but this may happen after the move in the future.

Rodenburg asked what the house is used for now and if there are public tours.

Dolberg stated it is currently used as offices. Tours are available by arrangement.

Applicant testimony:

Bob Ravenscroft, Bryan, 9201 Hillcrest Trail, Lincoln, NE, came forward and stated that the building is ADA-compliant but not ADA-friendly. Currently, it is open for tours through docents. He expressed concerns about its practical usability in its current state and mentioned a desire to bring it back into use at a new location.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Staff questions:

No staff questions.

Applicant rebuttal:

No applicant rebuttal.

SPECIAL PERMIT 1219P
ACTION BY PLANNING COMMISSION

April 29, 2026

Campbell moved to close the public hearing; seconded by Eddins.

Motion for approval of Special Permit 1219P by Campbell, seconded by Eddins, and carried 7-0, with Campbell, Cruz, Ebert, Eddins, Feit, Joy, and Rodenburg voting “yes”; Ball and Ryman Yost absent.

Campbell served on the board and has been in Fairview. Moving it to the northeast corner will place it in a more visible position, allowing for increased use and the potential expansion of the emergency room (ER).

Eddins noted that any improvements to the ER entrance would be beneficial.

Rodenburg approved the plan to move the house, making it more ADA-friendly and suitable for future use.

Joy agreed with the plans and expressed her support.

Campbell moved to adjourn the Planning Commission meeting of April 29, 2026; seconded by Eddins.

Motion to adjourn carried 7-0: Cruz, Campbell, Ebert, Eddins, Feit, Joy, and Rodenburg voted “yes.” Ball and Ryman Yost absent.

There being no further business, the meeting was adjourned at 1:20 pm.