

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 7, 2026.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME, AND PLACE OF MEETING: Wednesday, April 15, 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, Cindy Ryman Yost, Paul Barnes, Ben Callahan, David Cary, Rachel Christopher, Steve Henrichsen, Clara McCully, 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 1, 2026.

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

Minutes approved 7-0: Ball, Campbell, Cruz, Ebert, Joy, Rodenburg and Ryman Yost, voting "yes". Eddins and Feit absent.

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

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

April 15, 2026

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

The Consent Agenda consists of the following items: Text Amendment 26006, Change of Zone 26005, and Special Permit 1653A.

There were no ex parte communications disclosed.

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

The Clerk asked whether anyone wished to speak on the consent agenda items. Two individuals requested to testify regarding **Annexation 26004**. Chair Joy indicated that **Annexation 26004** would be removed from the Consent Agenda and moved to the public hearing agenda. Because the associated **Change of Zone 17030G** is tied to the annexation, it was also removed and moved to the public hearing agenda.

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

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

Note: This is **Final Action** on **Special Permit 1653A** unless appealed by filing a Notice of Appeal with the **City Council or County Board** within **14 days**.

ANNEXATION 26004, TO ANNEX LAND WITHIN AN ASSOCIATED CHANGE OF ZONE TO R-3 FOR THE WANDERING CREEK PLANNED UNIT DEVELOPMENT AND TO ANNEX TWO ADJOINING LOTS NOT PART OF THE PUD, GENERALLY LOCATED AT S 98TH STREET AND A ½ MILE NORTH OF VAN DORN STREET

AND

CZ17030G, FROM AG (AGRICULTURE DISTRICT) TO R-3 (RESIDENTIAL) PUD (PLANNED UNIT DEVELOPMENT) FOR THE EXPANSION OF THE WANDERING CREEK PUD, GENERALLY LOCATED AT S 98TH STREET AND VAN DORN STREET.

PUBLIC HEARING:

April 15, 2026

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

George Wesselhoft , Planning and Development Services, 555 South 10th Street, Lincoln, NE, came forward and stated that the annexation related to the Wandering Creek Planned Unit Development expansion, which includes approximately 30 acres as part of the final residential phase of the development. He noted that two adjoining non-consenting properties were included in the annexation area based on a recommendation from the County Engineer, as they are surrounded on three sides by the development. He stated that including these properties would avoid irregular city boundaries and potential confusion for roadway maintenance and emergency services, particularly along South 98th Street.

Applicant testimony:

Danay Kalkowski appeared on behalf of Matadol, LLC, the developer. She stated that the project began in 2018 with a master planned PUD and annexation agreement to allow for infrastructure to serve the entire development. She explained that the development has proceeded in phases and that this request represents the final residential portion. She indicated that the annexation and zoning would allow for continued connectivity through the development to the north. He clarified that the two adjoining properties were not part of the developer's request but were added by staff.

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

Greg Bohac, 2021 S. 98th Street, and Brenda Lieski, 1911 S. 98th Street, spoke in opposition. Bohac stated that notice of the annexation was mailed April 2 and received April 6, and that at the time of receipt, the City's website did not reflect their properties as being included in the annexation. He stated that he contacted staff on April 9 requesting additional time to prepare a response and was advised to present his concerns at the hearing. He expressed concern regarding the limited timeframe for review and the lack of opportunity to fully understand the implications of annexation. He referenced the City's annexation policy regarding advance notice and transition considerations and stated that additional time would allow for a more thorough evaluation, including potentially obtaining legal counsel. He also questioned the rationale related to roadway maintenance, noting that properties on the west side of South 98th Street are not currently within the city limits while some on the east side are, and asked how maintenance responsibilities would be handled if only portions of the roadway were annexed.

Staff questions:

Campbell asked how many properties west of 98th Street were not included.

Wesselhoft stated the properties to the north are in an upcoming annexation in June.

Campbell asked if the properties east of 98th are residential.

Wesselhoft confirmed.

Campbell asked about road maintenance.

Wesselhoft stated the Right-of-Way will be annexed into the city.

Joy stated A Street to Van Dorn will be in the annexed Right-of-Way.

Wesselhoft confirmed and stated as of now the properties to the north are not included.

Ryman Yost asked if there would be an unannexed pocket from 84th to south of A.

Wesselhoft stated the areas to the north between 84-98th Streets there is a current annexation application for the properties.

Rodenburg inquired of the small panhandle included in the annexation.

Steve Henrichsen, Planning and Development, 555 South 10th Street, came forward. Henrichsen stated Lincoln Public Schools planned for a sidewalk to a future elementary school.

Ryman Yost asked about the impact on the property owners.

Wesselhoft stated there was proper notice.

Rodenburg asked what it means for the two properties regarding hookup to future facilities.

Wesselhoft stated they can maintain their wells. Sanitary sewer 300 ft within range could be required to connect.

Joy inquired about the timing standards regarding the two lots mentioned and the June recommendation.

Wesselhoft noted that the Planning Commission could make a recommendation to the City Council.

Joy asked if this would entail approving the right-of-way for 98th Street.

Wesselhoft confirmed this and added that a condition for approval would require the applicant to provide corrected legal documentation for the City Council, which should include the right-of-way in the annexation.

Joy pointed out that approving the two lots today would place them within the city limits of Lincoln.

Henrichsen regarded the Liske property, which is located north of the two lots. He noted that the sewer line crosses above the existing sewer and heads east. Currently, this area is not within the 300-foot criteria, but as Wandering Creek continues to develop, it may eventually fall within that threshold. The criteria state that the property must be within 300 feet and have physical access to the sewer.

Rodenburg asked about the timeline if annexation occurs.

Henrichsen replied that it would take six months. The Land Use Technical Review (LTU) will make a determination and send a letter, which starts the six-month timeline.

Applicant rebuttal:

Kalkowski stated that the developer has worked cooperatively with the neighboring property owners over several years and expressed support for allowing them additional time to better understand the implications of annexation. She indicated that the developer would not object to modifying the annexation request to exclude the two properties and allow them to be considered in a future annexation proposal.

Ryman Yost stated the applicant is not asking to defer the items but for an amendment to not include those two properties.

**ANNEXATION 26004 AND CHANGE OF ZONE 17030G
ACTION BY PLANNING COMMISSION**

April 15, 2026

Campbell moved to close the public hearing; seconded by Ryman Yost.

Cambell moved to approve AN26004 and CZ17030G without the two adjoining lots; seconded by Ryman Yost.

Campbell mentioned that having more time to work with the city would allow them to determine if a connection to the sewer system is necessary. The layout of the lots at Wandering Creek will influence this decision and would provide additional time to assess the costs involved with their properties. While he understands the concentric concerns, there will be more clarity within a month.

Tim Sieh, Law, 555 South 10th Street, came forward and stated the Planning Commission makes the recommendation and City Council will make the determination.

Ebert expressed concern about the area around 98th Street, noting that there is no continuous road. Even if the plan is to include improvements within a month, the piecemeal approach is confusing, so he cannot support it.

Campbell mentioned that the areas around the city and county have negotiated care, and he would be comfortable leaving decisions about the roads and transportation to the appropriate authorities.

Ryman echoed Yost's thoughts regarding the Planning Commission's role and the comprehensive plan, stating that the original proposal aligns with past practices to avoid gaps. It's important for the project to move forward.

Rodenburg noted that a vote either way would buy time to get organized, whether the proposal is attached or detached from the original annexation. This will go to the City Council and provide time for further deliberation.

Ryman Yost asked if a failure to secure five votes in either direction would result in a delay or a different motion.

Sieh replied that a separate motion could be made, but five affirmative votes would still be necessary.

Motion for approval of Annexation 26004, carried 5-2, with Ball, Campbell, Cruz, Joy, and Rodenburg voting “yes”; and Ebert and Ryman Yost voting “no”. Eddins and Feit absent.

Motion for approval of Change of Zone 17030G, carried 7-0, with Ball, Campbell, Ebert, Joy, Rodenburg, and Ryman Yost voting “yes”; and Ebert and Ryman Yost voting “no”. Eddins and Feit absent.

COMPREHENSIVE PLAN CONFORMANCE 26002, TO REVIEW AS TO CONFORMANCE WITH THE 2050 LINCOLN LANCASTER COUNTY COMPREHENSIVE PLAN. THE CITY OF LINCOLN’S CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FY2026/2027 TO FY 2031/3032.

PUBLIC HEARING:

April 15, 2026

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

Andrew Theirolf , Planning and Development Services, 555 South 10th Street, Lincoln, NE, came forward and presented the Capital Improvement Program (CIP). He explained that the CIP is a six-year planning document, with the first two years incorporated into the City’s budget and the remaining four years serving as a planning guide. He stated that the program includes 186 projects totaling approximately \$2.2 billion over the six-year period, with funding coming from a combination of user fees, utility revenues, and grants. He further explained that all projects included in the CIP had been reviewed by staff and the Capital Improvement Advisory Committee and were found to be either in conformance or generally in conformance with the Comprehensive Plan. He noted that projects identified as “in conformance” are specifically referenced in adopted plans, while those “generally in conformance” align with the broader goals and policies of the Comprehensive Plan and related documents.

Staff Questions-

Rodenburg appreciated briefings and pc is up to speed.

Applicant:

Staff Questions-

Proponents:

No one approached in support.

Neutral:

No one approached in a neutral capacity.

Opposition:

No one approached in opposition.

Staff Questions-

Applicant Rebuttal:

Staff Questions-

**COMPREHENSIVE PLAN CONFORMANCE 26002
ACTION BY PLANNING COMMISSION**

April 15, 2026

Campbell moved to close the public hearing; seconded by Ryman Yost.

Campbell moved to approve Comprehensive Plan Conformance 26002; seconded by Ryman Yost.

Campbell noted that the briefings were helpful and discussed the various components involved.

Rodenburg expressed gratitude to those who took time away from work to attend.

Ryman Yost thanked the department heads present and the staff who collaborated closely with the planning team and the mayor. She mentioned that there are 186 projects aimed at improving our community and expressed her excitement to support this motion.

Motion for approval of Comprehensive Plan Conformance 26002, carried 7-0, with Ball, Campbell, Cruz, Ebert, Joy, Rodenburg, and Ryman Yost voting "yes". Eddins and Feit absent.

**MISCELLANEOUS 26004, FOR REVIEW OF THE FY2027 TO FY2030 TRANSPORTATION
IMPROVEMENT PROGRAM FOR CONFORMANCE WITH THE CURRENT LINCOLN METROPOLITAN
PLANNING ORGANIZATION (MPO) LONG RANGE TRANSPORTATION PLAN.**

PUBLIC HEARING:

April 15, 2026

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

Rachel Christopher, Planning and Development Services, 555 South 10th Street, Lincoln, NE, came forward and presented the Transportation Improvement Program (TIP) for fiscal years 2027 through 2030. She explained that the TIP is a four-year program that identifies transportation projects within the Lincoln urbanized area that utilize federal and state funding, as well as regionally significant locally funded projects. She noted that all projects included in the TIP must be consistent with the Long Range Transportation Plan and must be fiscally constrained, meaning that funding sources must be reasonably anticipated. She outlined the development process, including review by the MPO Technical Committee and the MPO officials, and noted that the TIP would ultimately be incorporated into the Statewide Transportation Improvement Program following approval. She also highlighted that several projects included in the TIP are continuations of previously approved projects, along with new projects and updates from the Nebraska Department of Transportation.

Staff Questions-

Rodenburg thanks for pc inclusion and briefings. Thanks to dept reps for being here.

Applicant:

Staff Questions-

Proponents:

No one approached in support.

Neutral:

Opposition:

No one approached in opposition.

Staff Questions-

Applicant Rebuttal:

MISCELLANEOUS 26004
ACTION BY PLANNING COMMISSION

April 15, 2026

Campbell moved to close the public hearing; seconded by Ryman Yost.

Campbell moved to approve Miscellaneous 26004; seconded by Ryman Yost.

Campbell stated that the commission had briefings and that staff put in a lot of hours.

Rodenburg appreciated the public input.

Joy stated she is thankful for the hard work everyone in and out of the room has done. Great job.

Motion for approval of Miscellaneous 26004, carried 7-0, with Campbell, Ebert, Joy, Rodenburg, and Ryman Yost voting "yes". Eddins and Feit absent.

Campbell moved to adjourn the Planning Commission meeting of April 15, 2026; seconded by Ryman Yost.

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

There being no further business, the meeting was adjourned at 1:56 pm.