



SARPY COUNTY DEPARTMENT OF PLANNING

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PLANNING COMMISSION MEETING MINUTES

October 19, 2011

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Sarpy County Board of Commissioners
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046

To The Sarpy County Board of Commissioners:

The Sarpy County Planning Commission held a regular meeting on October 19, 2011, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Whitfield called the meeting to order at 7:01 p.m. with the following members present: Susan Bliss, Don Fenster, Bob Mohr, Gary Stuart, Jerry Torczon, Dennis Vanek, Alan Wear and Doug Whitfield. Absent was: Pat Lichter and John Thompson. Also in attendance were the staff members: Nicole O'Keefe, Deputy County Attorney, Scott Bovick, Deputy County Administrator and Cindy Gilbert, Planning Department Staff.

Chairman Whitfield gave notice of the Open Meeting Law.

CONSENT AGENDA ITEMS: Note: All consent items are automatically approved when the consent agenda is approved unless removed by a board member. Removed items will be placed under Regular Agenda Items for action by the Planning Commission.

1. Approval of Minutes of the September 21, 2011 meeting.

Wear moved, seconded by *Mohr* to approve the Consent Agenda as presented. Ballot: **Ayes** – Bliss, Mohr, Fenster, Vanek, Stuart, Torczon, Wear and Whitfield. **Nays** – none. **Abstain** – none. **Absent** – Lichter and Thompson. Motion carried. (10-0)

REGULAR AGENDA :

2. Public Hearing & Recommendation: Final Plat

Rogers Development, Inc, 8250 Grover St., Omaha, requests approval of a Final Plat for a subdivision to be known as Pebblebrooke on property legally described as Tax Lot 10A except right-of-way in Part of the NE1/4 of Section 33, T14N, R11E of the 6th P.M., Sarpy County, Nebraska.

Scott Bovick said this is a request to approve a final plat for two commercial lots and one multi-family lot as part of Pebblebrooke. He noted the Planning Commission heard the applicants request for a Change of Zone and Preliminary Plat at the September meeting. Everything remains basically the same. He also stated Ken Pollard, Engineer, Lamp, Ryneerson & Associates is working with Denny Wilson, Engineer, Sarpy County Public Works on finalizing road issues with Jessica Lane and Morgan Avenue.

Ken Pollard stated he had nothing to add to Mr. Bovick's comments, but would answer any questions.

Susie Bliss asked specifically which lots were being requested for the final?

Mr. Bovick stated it was Lots 204, 205, 206 and Outlots A & B.

**Chairman Whitfield Opened the Public Hearing at 7:08 p.m.

With no one coming forward,

** Chairman Whitfield Closed the Public Hearing at 7:08 p.m.

Dennis Vanek asked if they could start grading without the approval of the final plat?

Scott Bovick indicated we have been flexible with that. We allow them to get started if we are progressing forward in a quick fashion.

With no further discussion,

Wear moved, seconded by **Torczon** to recommend approval of the Final Plat for a subdivision known as Pebblebrooke with the stipulations that: **1)** an agreement be established with the Sarpy County Engineer for Morgan Avenue and Jessica Lane and, **2)** a subdivision agreement is in agreement with the County Attorney's Office prior to going to the County Board, as it complies with the Subdivision Regulations. Ballot: **Ayes** – Bliss, Mohr, Fenster, Vanek, Stuart, Torczon, Wear and Whitfield. **Nays** – none. **Abstain** – none. **Absent** – Lichter and Thompson. Motion carried. (10-0)

CORRESPONDENCE:

Scott Bovick announced the hiring of Bruce Fountain as the Sarpy County Planning Director. He gave a brief background of Mr. Fountain's experience and education.

Mr. Bovick also announced there would be no November or December meetings.

Alan Wear announced he would not be running for another term which will end in December.

Doug Whitfield personally thanked Alan for his service.

ADJOURNMENT: Being no further discussion, *Whitfield moved, seconded by Wear to adjourn the meeting.* Motion carried by a unanimous vote. Chairman Whitfield declared the meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Doug Whitfield, Chairman
Cindy Gilbert, Recording Secretary