

# MINUTE RECORD

## PAPILLION PLANNING COMMISSION MEETING

MARCH 25, 2026

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, March 25, 2026, at 7:00 PM. Chair Raymond Keller called the meeting to order. Planning & Legal Clerk Tarja Koistila called the roll. Planning Commission members present were Felicia Rogers, Wayne Wilson, Joe Hunter, Howard Carson and Craig Mielke. Heather Bernady and Chris Tointon were absent. Planner I Kevin Pflager, Planning Director Travis Gibbons and Assistant City Attorney Carla Heathershaw Risko were also present.

Chair Keller led those present in the Pledge of Allegiance

Notice of the meeting was given in advance by publication in the Sarpy County Times on March 11, 2026. Copies of proof of publication are on file at the office of the City Clerk.

### **Approval of Agenda**

**Motion** was made by Mr. Mielke, seconded by Mr. Hunter, to approve the agenda as presented. Roll call: Six yeas, no nays. Motion carried.

### **Approval of the Planning Commission Minutes**

**Motion** was made by Mr. Mielke, seconded by Ms. Rogers, to approve February 25, 2026, minutes. Roll Call: Six yeas, no nays. Motion carried.

### **Final Plats**

**Final Plat** – A request to approve the Final Plat for the property legally described as part of the S1/2 of the SW1/4 together with part of the SW1/4 of the SE1/4 and Tax Lot 8 in part of the NW1/4 of the SE1/4 all lying east of the easterly right-of-way line of Interstate 80, all Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE., generally located South of HWY 370 between I80 and S 156<sup>th</sup> Street. The applicant is HRC Dowd Grain Co. (Steel Ridge South Phase 3) **FP-26-0003**

Chair Keller called for the applicant, seeing that there is no applicant he opened it up for commission discussion.

Mr. Carson inquired about the report, noting its limited recommendations and asking if any specific concerns stood out or if there was confidence in addressing them.

Mr. Gibbons stated that the final plat for a phase three lot in a single lot subdivision, noting that improvements to Schram Road are necessary. The developers are required to enter into another subdivision agreement with the city council for the final plot. Mr. Gibbons expressed comfort with treating recommending this for approval.

Mr. Carson expressed confidence in proceeding with the final plat despite the absence of the applicant, considering it standard practice and indicating willingness to make a motion if others are supportive.

Mr. Keller emphasized the importance of the applicant's presence during proceedings, noting it is rare for them not to attend even for a final plat. He expressed appreciation for the recommendation to approve and indicates his support, while highlighting the necessity for the applicant to be available for any questions.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hunter, to approve the Final Plat for Steel Ridge South Phase 3 (FP-26-0003) because it is consistent with the Comprehensive Plan, Zoning and Subdivision Regulations, and compatible with the adjacent uses. Roll Call: Six yeas, No nays. Motion passed.

**Final Plat** – A request to approve the Final Plat for the property legally described as Tax Lot 3A1B1 and Tax Lot 3A1B2 located in Section 2, T13N, R11E of the 6<sup>th</sup> P.M., Sarpy County, NE. generally located NE of S 156<sup>th</sup> Street and Capehart Road. The applicant is Prairie Tower Business Park, LLC. (R&R Commerce Park South Two Phases 1 & 2) **FP-26-0005**

Chair Keller called for the applicant.

Mr. Mike Homa, 18881 W Dodge Road, Omaha, along with Ms. Maegan Woolf, 2111 S 67<sup>th</sup> Street, Omaha, stepped forward to represent the client. Mr. Home stated that they will both be available for any questions.

Mr. Carson asked for a quick overview of their request.

Ms. Woolf stated that this is the final phase of warehouse development, including three Outlots—two for stormwater basins and one which contains a wetland and creek that will remain undeveloped. Once stabilization is complete, the two temporary detention

basins will be converted to their permanent state. She explained that the project does not include any public improvements; it is solely private.

Mr. Mielke questioned the Outlots, to which Ms. Woolf responded that Outlots C, D, and E involve water management features: C and D will have a wet and a dry pond for post-construction stormwater management, respectively, while E is near an existing wetland. She stated that a 404 permit is being sought to remove less than a tenth of an acre of this wetland to complete grading with a 3 to 1 slope. Ms. Woolf specified that additionally, a creek runs through the area.

With no further discussion, **Motion** was made by Mr. Wilson, seconded by Mr. Carson, to approve the Final Plat for R&R Commerce Park South Two Phase 3 (FP-26-0004) because it is consistent with the Comprehensive Plan, Zoning and Subdivision Regulations, and compatible with the adjacent uses. Roll Call: Six yeas, No nays. Motion passed.

## **PUBLIC HEARINGS**

**Special Use Permit** – A request to approve a Special Use Permit to authorize construction of new commercial accessory structures in the Downtown Overlay District, for the legally described as Lots 1A & 2A & Lot A Block 18 Papillion EXC ROW, generally located at 136 N Jefferson St. The applicant is Joseph Gomez – Grace Pizza.. **SUP-26-0001**

Chair Keller opened the public hearing and called for the applicant.

Mr. Joseph Gomez, 7520 S 95<sup>th</sup> Street, La Vista, stepped forward as the applicant. He explained that they are proposing to build a small deck with a rise of about two feet on a cemented area adjacent to a grassy zone. The plans include a custom storage container bar, a pergola for shade, and an additional 6 to 8-foot privacy fence with a TV. Mr. Gomez stated that the goal is to enhance seating capacity by around 30 seats, facilitating a better environment for community gatherings and accommodating youth sports teams, as the current restaurant only has 56 seats.

Chair Keller called for proponents and opponents, seeing and hearing none he opened up for Commission discussion.

Chair Keller stated that he noticed issues with egress between Papillion and Brownies in the applicant's application. He appreciates the design and the shipping container-like

structure, which he believes is needed in Papillion. He intends to support the project despite the challenges it presents.

Chair Keller called for Commission Discussion.

Mr. Wilson inquired if the neighbors have been consulted and if they support the initiative.

Mr. Gomez discussed the strong working relationship with neighboring establishments, particularly focusing on collaboration regarding live music events. They emphasize the importance of communication about scheduling to ensure harmony with nearby businesses like the Salon, Twisted Vine, and Gooses. Mr. Gomez stated that the plans to enhance the stage area were previously discussed, but implementation was delayed until the current season.

Mr. Mielke mentioned that the applicant raised an objection regarding the renewal time period for the Special Use Permit. He stated that there was a question about whether granting this permit will require subsequent approvals after a certain number of years, and a request for clarification on the process involved.

Mr. Gibbons explained that the renewal requirement for Special Use Permit applications, noting that applicants often resist renewal due to significant financial improvements made to the property. He added that while the planning commission or city council can choose to approve a temporarily renewal to monitor potential complaints, the applicants generally prefer to have a no renewal period to protect their investments. The applicant still has to follow all ordinances and regulations after approval, like anyone else.

Mr. Carson asked if the renewal period is annually, to which Gibbons explained that in certain historical contexts, operations like a doggy daycare had renewal periods typically ranging from one to two years, contingent on complaints. He stated that the Planning Commission has the authority to set these renewals annually, for five years, or waive the requirement as requested by the applicant, which the department has supported.

With no further discussion, **Motion** was made by Mr. Mielke, seconded by Ms. Rogers, to approve the Special Use Permit for Grace Pizza (SUP-26-0001) because it is consistent with the Comprehensive Plan, Zoning and Subdivision Regulations, and compatible with the adjacent uses. Roll Call: Six yeas, No nays. Motion passed.

**2026 Annexation No 1 Ordinance** – A request for approval to annex certain real estate to the City of Papillion, NE, and to provide for an effective date thereof. The annexation area consists of the following tracts: (1) Highway Crossing & Adjacent Properties Tract - All of Lots 1 through 4, 8 through 10 And 16 through 30, Highway Crossing, a subdivision in Sarpy County, Nebraska, together with Lots 1 And 2, Highway Crossing Replat 1, a subdivision in Sarpy County, Nebraska, together with Lot 1, Highway Crossing Replat 2, a subdivision in Sarpy County, Nebraska, together with Lots 1 and 2, Highway Crossing Replat 3, a subdivision in Sarpy County, Nebraska, together with Lot 1, Highway Crossing Replat 4, a subdivision in Sarpy County, Nebraska, together with Lots 1 And 2, Highway 370 Industrial Park, a subdivision in Sarpy County, Nebraska, together with All Of Lots 1, 2, 4 And 5, Corns 2nd Addition Replat 1, a subdivision in Sarpy County, Nebraska, together with Lot 1, Corns 2nd Addition Replat 2, a subdivision in Sarpy County, Nebraska, together with All Of Milford Condominium, a subdivision in Sarpy County, Nebraska, together with Tax Lot 2D, split of Tax Lot 2 in the NW 1 / 4 of Section 35, Township 14 North, Range 11 East Of The 6th P.M., Sarpy County, Nebraska. All more particularly described as follows: Beginning at the NW corner of Lot 2, said Corns 2nd Addition Replat 1; Thence east on the south right of way line of Highway 370 to the west right of way line of South 144th Street (aka Highway 50); Thence south on the west right of way line of said South 144th Street (aka Highway 50) to the SE corner of Lot 2, said Highway Crossing Replat 3; Thence west on the south line of said Highway Crossing to the east line of Lot 1, said Highway 370 Industrial Park; Thence south on the east line of Lot 1, said Highway 370 Industrial Park to the SE corner of said Highway 370 Industrial Park; Thence west on the south line of said Highway 370 Industrial Park to the SW corner thereof; Thence north of the west lines of said Highway 370 Industrial Park, Milford Condominium, Corns 2nd Addition Replat 1 and Corns 2nd Addition Replat 2 to the Point of Beginning; (2) Papillion Professional Park Tract - All of Lots 1 through 4, Papillion Professional Park, a subdivision in Sarpy County, Nebraska, together with Halleck Street right of way adjacent on the south and 72<sup>nd</sup> Street right of way adjacent on the west, All more particularly described as follows: Beginning at the NE corner of said Papillion Professional Park; Thence south on the east line of said Papillion Professional Park to the south right of way line of said Halleck Street; Thence west on the south right of way line of said Halleck Street and its westerly extension to the west right of way line of said 72<sup>nd</sup> Street; Thence north on the west right of way line of said 72<sup>nd</sup> Street to the center line of the Papillion Creek; Thence east on the centerline of said Papillion Creek to the east right of way line of said 72<sup>nd</sup> Street; Thence south on the east right of way line of said 72<sup>nd</sup> Street to the NW corner of said Papillion Professional Park; Thence east on the north line of said Papillion Professional Park to the Point of Beginning; and (3) Summerfield 2<sup>nd</sup> Addition Tract - Lot 2, Summerfield 2nd Addition, a subdivision in Sarpy County, Nebraska, together with all of Lots 1 through 3, Summerfield 2nd Addition Replat 1, a subdivision in Sarpy

County, Nebraska, together with Lot 1, Summerfield 2nd Addition Replat 2, a subdivision in Sarpy County, Nebraska, together with Lot 1, Summerfield 2nd Addition Replat 3, a subdivision in Sarpy County, Nebraska, together with Lot 1 and Out Lot A, Summerfield 2nd Addition Replat 5, a subdivision In Sarpy County, Nebraska, All more particularly described as follows: Beginning at the SW corner of Lot 2, said Summerfield 2nd Addition; Thence north on the east right of way line of Magnolia Avenue to the SW corner of Lot 4, said Summerfield 2nd Addition; Thence east on the south line of Lot 4, said Summerfield 2nd Addition to the west right of way line of 72nd Street; Thence south on the west right of way line of said 72nd Street to the north right of way line of Cornhusker Road; Thence west on the north right of way line of said Cornhusker Road to the Point of Beginning. The applicant is the City of Papillion.

Chair Keller opened the public hearing and called for the applicant.

Mr. Gibbons presented the 2026 annexation number one package that includes three tracts of land: Track A (Summerfield second edition, approximately 19 acres), Track B (Papillion Professional Park, 1.65 acres), and Track C (Highway Crossing, 122 acres). Track C is an industrial park initially approved under Sarpy County but now within the city's extraterritorial jurisdiction, consisting of various commercial and industrial businesses. He explained that all departments reviewed the annexation, which, supported by the finance and administration committee, is anticipated to have minimal impact on city services. Additionally, two outlots purchased in 2023, originally excluded from the annexation package, are proposed to be included for their recreational value, with plans for future investment in amenities. The Finance and Administration Committee recommends the city council amend the annexation package to include these parcels.

Chair Keller called for proponents and opponents, seeing and hearing none he opened up for Commission discussion.

Chair Keller inquired about the status of a potential assisted living facility, recalling that there was discussion about it a few years back.

Mr. Gibbons noted that the original developer of the potential assisted living facility has contacted the City regarding building permit information, with the expectation that permits will be issued soon. He plans to follow up in the coming weeks if there is no response from the developer. Additionally, Mr. Gibbons mentioned that improvements to medians on S 72nd Street and Cornhusker Drive have been made by the SID for Summerfield, and they requested City maintenance for these areas, which falls under the City's parks department responsibilities if the annexation is approved.

Mr. Wilson questioned the frequency of annexations, inquiring whether they occur only once per year or at any time.

Mr. Gibbons stated that generally they can annex any time of year, noting that they prefer to complete them early in the year before June 1st to meet state reporting requirements. He added that this year, the focus is solely on industrial and commercial properties, as there are no residents involved, which simplifies the process and avoids restrictions related to general elections.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hunter, to approve the 2026 Annexation No 1 (MISC-26-0004) with the recommendation from the Finance and Administrative Committee that City Council amend 2026 Annexation No 1 to include City of Papillion owned Outlots D and F Granite Creek East and, because it is consistent with the Annexation Policy. Roll Call: Six yeas, No nays. Motion passed.

**2026 Annexation No 1 Zoning Map** - A request to approve a change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion.

Chair Keller opened the public hearing and called for the applicant.

Mr. Gibbons explained that this document discusses the necessary follow-up actions for annexation, specifically focused on updating the zoning map to reflect the areas being annexed. It requests the Planning Commission to amend the motion to ensure that the city's zoning map accurately depicts the areas defined by ordinance 2082 as outlined in the accompanying memorandum.

Chair Keller called for proponents and opponents, seeing and hearing none he opened up for Commission discussion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Mielke, to recommend approval of ordinance number 2083 to update the City zoning map to accurately depict the areas annexed by ordinance number 2082 (MISC-26-0004) because it is consistent with the Annexation Policy. Roll Call: Six yeas, No nays. Motion passed.

**Floodplain update – Ordinance Amendment** - A request to approve an ordinance amendment to § 205-11 (Definition of General Terms) having to do with the definition of Substantial Improvement. The applicant is the City of Papillion.

Chair Keller opened the public hearing and called for the applicant.

Mr. Gibbons proposed an amendment to the Floodplain ordinance to change the definition of substantial improvement by eliminating the current ten-year cumulative lookback period for property improvements in the floodplain. This change aims to encourage investment in properties by implementing a one-year lookback period, aligning with practices in other communities and the new model code for floodplain management. He added that the amendment still complies with NFIP and federal regulations, promoting property investments rather than leaving buildings vacant due to high compliance costs associated with significant improvements.

Chair Keller called for proponents and opponents, seeing and hearing none he opened up for Commission discussion.

Mr. Carson asked if downtown Papillion is in a floodplain.

Mr. Gibbons stated that the floodplain still affects a significant part of the downtown area, including properties along S 84th Street and south of Papillion Creek, reaching Halleck Park and the bowling alley.

Chair Keller inquired about the updates to the FEMA maps that were made following Hurricane Katrina, questioning if they have been done more recently.

Mr. Gibbons stated that FEMA has been revising the Flood Insurance Rate Map (FIRM) for Papillion and Sarpy County, with preliminary updates issued in 2022. However, the current maps in effect are still from 2005, pending finalization by FEMA.

Chair Keller suggested that the various lakes constructed may have significantly mitigated flooding, potentially leading to a major alteration in the floodplain map, which could be beneficial.

Mr. Gibbons said that the positive impact of NRD dams and stormwater management policies over the past 25 years, noting FEMA's preliminary maps indicate a significant reduction in floodplains in Douglas, Sarpy County, and Papillion. He emphasized the

importance of finalizing these maps and expressed hope despite ongoing political challenges affecting FEMA's timelines.

Mr. Hunter emphasized the importance of recognizing the impact on business and property owners affected by changes in definitions within the community. He noted that these changes can inhibit growth and innovation as property owners consider selling or leasing. Mr. Hunter supports the proposed changes, highlighting the understanding City and Planning staff have of upcoming developments due to various agencies. He advocates for updating definitions and ordinances to align with future goals for the community.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Hunter, to approve the Floodplain update (TC-26-0002) because it is consistent with the Comprehensive Plan. Roll Call: Six yeas, No nays. Motion passed.

With no further business to come before the Commission, Motion was made by Mr. Hunter and seconded by Mr. Wilson to adjourn. Roll call: Six yeas, No nays. Motion passed. The meeting adjourned by unanimous consent at 7:40 P.M.

CITY OF PAPILLION

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Raymond Keller, Chair