

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 2, 2014, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Michael Cornelius, Tracy Corr, Maja V. Harris, Chris Hove, Jeanelle Lust, Dennis Scheer and Lynn Sunderman (Cathy Beecham and Ken Weber absent). Marvin Krout, Steve Henrichsen, Tom Cajka, Christy Eichorn, Jean Preister and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

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

Lust requested a motion approving the minutes for the regular meeting held March 19, 2014. Cornelius moved approval, seconded by Sunderman and carried 7-0: Cornelius, Corr, Harris, Hove, Lust, Scheer and Sunderman voting 'yes'; Beecham and Weber absent.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

April 2, 2014

Members present: Cornelius, Corr, Harris, Hove, Lust, Scheer and Sunderman; Beecham and Weber absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 14003 and PRELIMINARY PLAT NO. 14002, Alaina Heights Addition.**

There were no ex parte communications disclosed.

Cornelius moved approval of the Consent Agenda, seconded by Hove and carried 7-0: Cornelius, Corr, Harris, Hove, Lust, Scheer and Sunderman voting 'yes'; Beecham and Weber absent.

**COMPREHENSIVE PLAN CONFORMANCE NO. 14006,
AMENDMENT TO THE NORTHWEST CORRIDORS
REDEVELOPMENT PLAN TO ADD THE
“WEST HAYMARKET SPORTS PARK” PROJECT.
PUBLIC HEARING BEFORE PLANNING COMMISSION:**

April 2, 2014

Members present: Cornelius, Corr, Harris, Hove, Lust, Scheer and Sunderman; Beecham and Weber absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Wynn Hjermstad of the Urban Development Department** presented the proposal to add the “West Haymarket Sports Park” project to the Northwest Corridors Redevelopment Plan, consisting of 12 recreational fields which are intended primarily to be softball fields at this point, but they could also accommodate children’s baseball for ages 12 and below.

This is a multi-phase project, with the first being the 12 softball fields, restrooms, concessions, maintenance facility and infrastructure improvements, which could include roads, parking and utility work. The second phase is anticipated to follow shortly after completion of first phase and is composed primarily of retail that would complement the ballfields, including hotel, restaurants and other retail.

Hjermstad acknowledged that the City’s tow lot is in this area, but there is not anything anticipated to be done with the tow lot in this project. There may be some roadway improvements because of some shared roads.

Hjermstad also advised that the project is identified as three phases, the third phase including a project that has been on the transportation books for quite some time, i.e., realignment of Sun Valley Boulevard. The project is planned to accommodate that future realignment of Sun Valley but there is nothing planned at this time for constructing that roadway.

Hjermstad requested that the Commission find this amendment to the Redevelopment Plan to be consistent with the Comprehensive Plan. The current proposed use for recreational/commercial does meet the goals of the Plan – limiting development in the floodplain; creating a sports complex near Oak Lake; and encouraging and providing incentives for mixed uses in future developments.

Hove confirmed that there are no plans to move the tow lot. Hjermstad agreed, acknowledging that this project has been around for quite some time, and at one time

moving the tow lot was being investigated, but this proposal does not move the tow lot. That's not to say it couldn't happen in the future, but it is not part of this project.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

April 2, 2014

Cornelius moved to approve a finding of conformance with the Comprehensive Plan, seconded by Scheer.

Cornelius commented that the list has been enumerated as to conformance, and that is what the Commission is being asked to decide.

Lust believes it is clear that this project is in conformance with the Comprehensive Plan.

Motion for a finding of conformance with the Comprehensive Plan carried 7-0: Cornelius, Corr, Harris, Hove, Lust, Scheer and Sunderman voting 'yes'; Beecham and Weber absent. This is a recommendation to the City Council.

There being no further business, the meeting was adjourned at 1:14 p.m.

Please note: These minutes will not be formally approved until the next regular meeting of the Planning Commission on April 16, 2014.