

**DOUGLAS COUNTY
PLANNING COMMISSION
MEETING
January 12, 2005 6:00 P.M.
3015 MENKE CIRCLE
OMAHA, NEBRASKA 68134**

PRELIMINARY AGENDA

1. Call meeting to order and take roll call.
2. Approval of minutes from November 10, 2004 Planning Commission meeting.
3. **PUBLIC HEARINGS**

APPLICATION P-1-05

REQUEST: Approval of preliminary and final plat for one lot subdivision, Hoffman Pond Subdivision, 2.34 acres, (zoning to remain AF-1).

LEGAL: Part of the NW ¼ of the NW ¼ of Section 15, Township 16 N, Range 9 E of the 6th P.M.

LOCATION: South of Highway 275 on 312th Street

APPLICANT: Dean Hoffman, 11750 North 300th Street, Valley, NE 68064

APPLICATION G-1-05

REQUEST: Change Future Land Use Map from Agricultural to Conventional Subdivisions.

LEGAL: Part of the NW ¼ of Section 28, Township 16 N, Range 10 E of the 6th P.M.

LOCATION: 249th and Tucker

APPLICANT: Douglas County Environmental Services

APPLICATION PZ-1-05

REQUEST: Approval of preliminary and final plat for three lot subdivision, Hansen's Acres, Lot 1-0.50 acres, Lot 2-0.54 acres, and lot 3-1.07 acres, and rezoning to SF-1.

LEGAL: Part of the NW ¼ of Section 28, Township 16 N, Range 10 E of the 6th P.M.

LOCATION: 249th and Tucker

APPLICANT: Authiers Riverside Farm and Cabins, Inc. (Jerry Authier), 1808 Skyline Drive, Elkhorn, NE 68022

APPLICATION C-1-05

REQUEST: Approval of Conditional Use Permit for Sand and Gravel operation, 232.49 acres (three parcels, parcel 1088 0000 01 (owner-G&G Manufacturing), parcel 1087 0000 01(owner-August Graske) and parcel 1086 0000 01 (owner-August Graske).

LEGAL: West ½ of NW ¼ of Section 32, Township 15 N, Range 10 E of the 6th P.M.

LOCATION: SE corner of 264th Street and Highway 92 (West Center Road)

APPLICANT: Mallard Sand & Gravel Co., P.O. Box 638, Valley, NE 68064

Continued on reverse side

APPLICATION G-2-05
REQUEST: Change Future Land Use Map from Agricultural to Commercial for proposed Lot 1
LEGAL: Part of SE ¼ SW ¼ of Section 30, Township 15 N, Range 10 E of the 6th P.M.
LOCATION: West of 264th Street on West Center Road, north side.
APPLICANT: Douglas County Environmental Services

APPLICATION PZ-2-05
REQUEST: Preliminary and Final Plat, Venice View Acres, Lot 1-1.86 acres and Lot 2-4.48 acres, Lot 1 to be zoned General Commercial and Lot 2 to be zoned AF-1
LEGAL: Part of SE ¼ SW ¼ of Section 30, Township 15 N, Range 10 E of the 6th P.M.
LOCATION: West of 264th Street on West Center Road, north side.
APPLICANT: Gary Backman, 431 County Road M, Yutan, NE 68073

APPLICATION P-2-05
REQUEST: Preliminary and Final Plat, Christianson Hill, Lot 1-16.73 acres (zoning to remain AF-1)
LEGAL: Part of the SW ¼ of SE ¼ of Section 7, Township 16 N, Range 11 E of the 6th P.M.
LOCATION: East of 192nd Street on Bennington Road, north side.
APPLICANT: Dale Christianson, 19212 Military Road, Bennington, NE 68007

APPLICATION P-3-05
REQUEST: Approval of Final Plat, The Summit, 210.98 acres, 130 single family lots with community water and sewer, outlots A, B, C, and D.
LEGAL: Part of South ½ of Section 18, Township 16 N, Range 11 E of the 6th P.M.
LOCATION: 198th and Rainwood Road
APPLICANT: F & J Enterprises (Frank Krejci), 3323 North 107th St., Omaha, NE 68134

APPLICATION G-3-05
REQUEST: Change Future Land Use Map from Agricultural to Industrial
LEGAL: Part of NE ¼ of Section 9, Township 16 n, Range 9 E of the 6th P.M.
LOCATION: Intersection of Highway 36 and Highway 275
APPLICANT: Douglas County Environmental Services

APPLICATION Z-1-05
REQUEST: Approval of re-zoning from AF-1 to M2, 51.5 acres.
LEGAL: Part of NE ¼ of Section 9, Township 16 N, Range 9 E of the 6th P.M.
LOCATION: Intersection of Highway 36 and Highway 275
APPLICANT: Sun Valley Speedway, LLC (Roger Hadan), 12240 North 153rd Circle, P.O. Box 17, Bennington, NE 68007

APPLICATION

C-2-05

REQUEST: Approval of Conditional Use Permit for Stock Car Racing

LEGAL: Part of NE ¼ of Section 9, Township 16 N, Range 9 E of the 6th P.M.

LOCATION: Intersection of Highway 36 and Highway 275

APPLICANT: Sun Valley Speedway, LLC (Roger Hadan), 12240 North 153rd Circle, P.O. Box 17, Bennington, NE 68007

4. Discussion
Regulation Changes - Accessory Building Size and Building Coverage
Storm water drainage plan, grading permits & related topics
Papio Overlay District
5. Announcements