

**DOUGLAS COUNTY  
PLANNING COMMISSION  
MEETING  
February 9, 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 January 12, 2005 Planning Commission meeting.
3. **PUBLIC HEARINGS**

- APPLICATION C-1-05 (laid over from January 12, 2005)**  
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 6<sup>th</sup> P.M.
- LOCATION: SE corner of 264<sup>th</sup> Street and Highway 92 (West Center Road)
- APPLICANT: Mallard Sand & Gravel Co., P.O. Box 638, Valley, NE 68064
- APPLICATION G-3-05 (laid over from January 12, 2005)**  
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 6<sup>th</sup> P.M.
- LOCATION: Intersection of Highway 36 and Highway 275
- APPLICANT: Douglas County Environmental Services
- APPLICATION Z-1-05 (laid over from January 12, 2005)**  
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 6<sup>th</sup> P.M.
- LOCATION: Intersection of Highway 36 and Highway 275
- APPLICANT: Sun Valley Speedway, LLC (Roger Hadan), 12240 North 153<sup>rd</sup> Circle, P.O. Box 17, Bennington, NE 68007
- APPLICATION C-2-05 (laid over from January 12, 2005)**  
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 6<sup>th</sup> P.M.
- LOCATION: Intersection of Highway 36 and Highway 275
- APPLICANT: Sun Valley Speedway, LLC (Roger Hadan), 12240 North 153<sup>rd</sup> Circle, P.O. Box 17, Bennington, NE 68007
- APPLICATION Z-2-05**  
REQUEST: Re-zoning from AF-2 to SF-1, Lot 2, Lawver Subdivision.
- LEGAL: Lot 2, Lawver Subdivision
- LOCATION: 26025 Blondo Street
- APPLICANT: John and Maxine Martin, 26025 Blondo Street, Waterloo, NE 68069

**APPLICATION P-4-05**  
REQUEST: Approval of Preliminary Plat, Gardiner Acres, 33.95 acres, 5 lots approximately 6.0 to 6.5 acres in size, zoning to remain AF-1  
  
LEGAL: Part of NE ¼ of NW ¼ of Section 13, Township 16 N, Range 10 E.  
  
LOCATION: 211<sup>th</sup> and Bennington Road  
  
APPLICANT: MRP, Inc. (c/o Lil Smith), 414 North Molley, Bennington, NE 68007 (Donald Gardiner, representative)

**APPLICATION PZ-3-05**  
REQUEST: Approval of Preliminary Plat, Redhawk Estates, 71.9 acres, 23 lots approximately 3 acres in size, rezoning from AF-1 to SF-1  
  
LEGAL: Part of NW ¼ of Section 30, Township 16 n, Range 11 E  
  
LOCATION: SE corner of 204<sup>th</sup> and State Street  
  
APPLICANT: Redhawk Development, LLC, 17404 State Street, Bennington, NE 68007

**APPLICATION P-5-05**  
REQUEST: Approval of Final Plat, The Hampton's, 189 acres, 115 single family lots with community water and sewer, outlots A, B, C, and D and Single Family-1 (SF-1) zoning district.  
  
LEGAL: SW ¼ of Section 3, Township 14, Range 10 and N ½ NW ¼ of Section 10, Township 14, Range 10 of the 6<sup>th</sup> P.M.  
  
LOCATION: North of West Q Road, 234<sup>th</sup> to 240<sup>th</sup> Streets  
  
APPLICANT: Francis Hert Trust, C/o Great Western Bank Trust, 9290 West Dodge Road, Omaha, NE (Boyer Young Development Company)

**APPLICATION G-4-05**  
REQUEST: Amend Agricultural Farming –1 (AF-1) to add Conditional Use Permit  
  
15. Other uses that are consistent with the character of Agricultural Farming –1 (AF-1).  
  
Amend Agricultural Farming – 2 (AF-2) to add Conditional Use Permit  
  
8. Other uses that are consistent with the character of Agricultural Farming –2 (AF-2).  
  
APPLICANT: Douglas County Planning & Zoning, Douglas County Environmental Services

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