

MINUTE RECORD

Bellevue Planning Commission Meeting, April 27, 2017, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, April 27, 2017 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Madden, Cain, Jacobson, Ackley, Casey, Sykes, and Ritz. Absent were Commissioners Smith and Gladbach. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in three public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Chairman Jacobson announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Casey, seconded by Cain, to approve the minutes of the March 23, 2017 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Motion was made by Ackley, seconded by Madden, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

The following item was on the consent agenda:

Request to final plat Lots 1 through 213, and Outlots A through H, Lions Gate, being a platting of the North ½ of the Southeast ¼, and a portion of the South ½ of the Southeast ¼, all located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Boyer-Young Development Equities XVII LLC. General Location: 48th Street and Sheridan Road. Case #: S-1703-04.

There was no one present to speak in favor of, or in opposition to this request.

MOTION made by Madden, seconded by Ritz, to recommend APPROVAL of a request to final plat Lots 1 through 213, and Outlots A through H, Lions Gate, being a platting of the North ½ of the Southeast ¼, and a portion of the South ½ of the Southeast ¼, all located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Boyer-Young Development Equities XVII LLC. General Location: 48th Street and Sheridan Road. Case #: S-1703-04. APPROVAL based upon conformance with the preliminary plat. Upon roll call, all present voted yes. Motion carried unanimously.

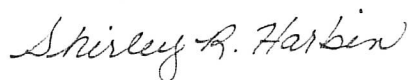
This item will proceed to CITY COUNCIL for PUBLIC HEARING on May 8, 2017.

Discussion occurred on industrial sites and the Highway 34 Corridor.

Joe Mangiamelli, City Administrator, explained this was the first of many presentations on the industrial site the city hopes to develop south of Cunningham Road. He mentioned Larry Burks, Assistant City Administrator for the City of Bellevue, was present to provide an initial concept plan for the development of the property.

Larry Burks provided an overview on the industrial site planning. The areas of focus for development were identified as Parcels A, B, and C during the presentation. The area is located south of Cunningham Road and west of Harlan Lewis Road. The Bellevue Rail Park Vision includes in Parcel A, Phase I, 62 acres owned by the City of Bellevue, 253 acres in the Bellevue Future Development Trust area, and 650 acres owned by Rod Iske. The Land Use Plan for the area encompasses the following uses: industrial, manufacturing, warehouse, distribution, food processing, and flex uses. The incentives for development in the area include Tax Increment Financing (TIF), LB840 funds, and Nebraska Advantage Act for those who qualify. A huge asset to the area is that the transportation corridor provides quick access to Interstates I-29, I-80, and Highway 75. He mentioned the buildings in the area can be anywhere from 600,000 square feet to 1,000,000 square feet. Burks provided different options for development costs with and without rail service. Burks discussed an overview on the intersection realignment and road improvements to Cunningham Road, sanitary sewer, and site development infrastructure and obstacles.

Meeting adjourned at 7:48 p.m.



Shirley R. Harbin
Planning Assistant