



DOUGLAS COUNTY ENVIRONMENTAL SERVICES

15335 West Maple Road, Suite 201

OMAHA, NE 68116

www.dceservices.org (402) 444-6181

Kent E. Holm, Director

 **COPY**

TO: Jurisdictions (Valley, Dodge County, Douglas County, Saunders County, Washington County and City of Fremont) within 3 miles of a proposed special use permit amendment on the following (agenda item #1):

A Special Use Permit application amendment submitted by Jennifer and Jeffrey Karls

A Special Use Permit amendment - regarding the seasonal limit on operations – to condition #2 of the Special Use Permit allowing for a Drive-In Movie Theater at 13427 N. 300th Street

FROM: Douglas E. Cook, Douglas County, NE. Planning and Zoning Coordinator

DATE: August 4, 2020

RE: Zoning Regulation Special Use Permit Amendment

The Existing condition #2 is below with the proposed amendment shown as a "cross out:"

2. One screen only approved at this time. ~~movies to run from Memorial Day through Labor Day. Movies, or events beyond these dates, or~~ If a second screen is requested, an amendment to this SUP is required, following the procedures for a new SUP request.

As per Nebraska State Statute 23-164 you are hereby notified of a public hearing that will be held by the Douglas County Planning Commission on Wednesday, August 19, 2020.

The Planning Commission's recommendations are forwarded to the Douglas County Board of Commissioners for final action. The date of that meeting, once set, will be posted on the County Planning Department's web site at www.dceservices.org

Refer to the enclosed "Draft Agenda (as of August 3, 2020)"

Note the COVID-19 situation on the back of this sheet.

2020 AUG 10 AM 8:26
RECEIVED
Dodge Co Highway Dept

Due to the current COVID-19 situation, and in compliance with the Nebraska Governor's Executive Order No. 20-03, Corona Virus - Public Meetings Requirement Limited Waiver, this Planning Commission meeting will partially occur via Zoom video conference in addition to the physical meeting. Some Planning Commission members will be attending remotely via the Zoom link.

This is a public meeting and all are welcome to attend in person at the Douglas Conference Room in the Fitzgerald Building. **If you are ill or exhibiting symptoms of COVID-19, please do not attend - make arrangements (see below) to attend via zoom. Members of the public and/or media should wear a face mask and be prepared to socially distance.**

The Zoom link will be limited to Planning Commission members, County staff, and those who contact Douglas County Environmental Services (DCES) in advance of the meeting seeking an accommodation.

The meeting agenda and documents to be considered by the Commission are available on the Environmental Services website (dceservices.org).

Due to the current COVID-19 situation the Environmental Services office is closed to visitors. Call 402-444-3531 or email douglas.cook@douglascounty-ne.gov with inquiries. Requests for the Zoom link must be via email to douglas.cook@douglascounty-ne.gov.

Douglas E. Cook, Douglas County Planning and Zoning Coordinator



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Kent E. Holm, Director

RECEIVED
Douglas County Highway Dept.

2020 AUG 10 AM 8:26

TO: Jurisdictions (all) within 3 miles of Douglas County of proposed Subdivision Regulations text amendments (agenda item #2):

Subdivision Regulations Text Amendments submitted by Douglas County Environmental Services

FROM: Douglas E. Cook, Douglas County, NE. Planning and Zoning Coordinator

DATE: August 4, 2020

As per Nebraska State Statute 23-164 you are hereby notified of a public hearing to be held by the Douglas County Planning Commission at 6:00 p.m. on Wednesday, August 19, 2020, at 15335 W. Maple Road, Douglas Conference Room, First Floor.

Any questions or comments? Contact the County Planning and Zoning Office by phone @ 402-444-3531, in writing at the address above, or via email at: douglas.cook@douglascounty-ne.gov

The Planning Commission's recommendations are forwarded to the Douglas County Board of Commissioners for final action. The date of that meeting, once set, will be posted on the County Planning Department's web site at www.dceservices.org

Subdivision Regulations Text Amendments request by Douglas County Environmental Services

Amend two Sections in the County's Subdivision Regulations as follows:

The existing Section XIII, B (Preliminary Plat), 3a is below with the proposed amendment shown as a "cross-out" and proposed new verbiage as "bolded":

*3. Hearing Procedure: The Planning & Zoning Coordinator will schedule a public hearing once a completed application has been received. a. The Planning Commission will consider the preliminary plat at a public hearing, and will publish a notice of the public meeting to consider the plat at least once in the official newspaper at least three days before the public hearing. The notice will contain the location of the land, the name of the proposed subdivision and the date of the public hearing and will be mailed by first class mail to surrounding landowners within ~~one~~ **one-quarter** mile of the parcel of land. A sign will also be posted on the property with information regarding the public hearing. The Planning Commission shall consider the preliminary plat and the recommendations of Planning and Zoning Staff, reviewing agencies and organizations, and public testimony and shall make its recommendations to the County Board.*

The existing Section XIII, C (Final Plat), 3a is below with the proposed amendment shown as a "cross-out" and proposed new verbiage as "bolded":

*3. Hearing Procedure: a. Planning Commission will consider the final plat at a public hearing, and will publish a notice of the public meeting to consider the plat at least once in the official newspaper at least three days before the public hearing. The notice will contain the location of the land, the name of the proposed subdivision and the date of the public hearing and will be mailed by first class mail to surrounding landowners within ~~one (1)~~ **one-quarter** mile of the parcel of land. The Planning Commission shall consider the final plat and the recommendations of Planning and Zoning Staff, any reviewing agencies and organizations, and public testimony and shall make its recommendations.*

If you are planning on attending this meeting, note the COVID-19 information attached / enclosed.

Attached / enclosed is the agenda for the Douglas County Planning Commission meeting on Wednesday, August 19, 2020.

Please contact me with any questions/comments prior to the meeting by mail to Douglas County Planning c/o Doug Cook, 15335 West Maple Road, Suite 201, Omaha, NE. 68116; via phone @ 402-444-3531; or email: Douglas.Cook@douglascounty-ne.gov.

Information also on the County Environmental Service website at: www.dceservices.org

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Douglas E. Cook, Douglas County Planning and Zoning Coordinator



DRAFT AGENDA (as of August 3, 2020)

DOUGLAS COUNTY PLANNING COMMISSION
15335 W. Maple Road, Omaha, NE. 68116
Douglas Conference Room, First Floor

Wednesday, August 19, 2020 6:00 p.m.

Commission Members: Murray McArdle – Chair, David Levy – Vice Chair, Bill Bowers, Susan Clark, Luke Janke, Bill Julien, Robert Lanphier, and Dakotah Smith.

Planning Coordinator certifies publication of the agenda in the Douglas County Post-Gazette and the Omaha Daily Record on August 5, 2020.

The Planning Commission agenda, staff reports and other information regarding the Planning Commission and Planning Department is available at www.dceservices.org. The agenda, staff reports and other information available on the internet is subject to change and is for convenience purposes only. A copy of the official agenda, staff reports, etc., kept continually current, is available for public inspection at the Douglas County Environmental Services Department, 15335 W. Maple Road, Suite 201, Omaha, during normal business hours.

Commission members receive staff reports approximately one week prior to the meeting.

To all applicants: Attend the meeting to present your item to the Commission. Decisions to approve, deny or continue the request for additional information will be made tonight.

The Douglas County Board of Commissioners has the final decision on the items on tonight's agenda. Check the Department's website at www.dceservices.org for the specific day and time.

COMMISSION ACTION:

1. Roll call of members
2. Approval of June 10, 2020 Minutes
3. Approval of agenda

PUBLIC HEARINGS:

Agenda Item #1

Special Use Permit Amendment - regarding the seasonal limit on operations - to condition #2 of the Special Use Permit allowing for a Drive-In Movie Theater at 13427 N. 300th Street

Jennifer and Jeffery Karls, applicants

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing
- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this special use permit amendment request

Agenda Item #2

Adoption of text changes to the Subdivision Regulations, specifically Section XIII, regarding notification distance to surrounding landowners for preliminary and final plat requests

Douglas County Environmental Services, applicant

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing
- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this text change request

Agenda Item #3

Adoption of the 2018 IECC (International Energy Conservation Code)

Douglas County Environmental Services, applicant

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing
- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this code adoption request

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REPORTS FROM STAFF:

ITEMS FROM THE PUBLIC:

ITEMS FROM THE MEMBERSHIP:

ADJOURNMENT

NOTE: A copy of the Open Meetings Act is posted on the east wall of the room.