

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION CHANGE OF ZONE

APPLICANT: MICHAEL & ANDREA SCHOMAKER; CHANGE OF ZONE FROM
AG, AGRICULTURAL TO REII, RESIDENTIAL ESTATES II

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Change of Zone Applications; and

WHEREAS, Scott Bovick, Deputy County Administrator has reviewed Michael D. & Andrea L. Schomaker's application for a Change of Zone from AG, Agricultural to REII, Residential Estates II for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property legally described as follows:

Part of NE ¼ of Section 6, T12N, R11E of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, the portion of the above described property which will be zoned is approximately 23 acres more or less wherein said change of zone will be official upon the approval of the Final Plat of Schomaker's Addition.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on May 18, 2011 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this Board.

- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Deputy County Administrator has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the County Board Report and an aerial map of the property.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural to REII, Residential Estates II on the above described property.

Dated this 9th day of August, 2011.

Moved by Rusty Hike seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike

None

None

Jim Warren

Debbie

Tom

ABSTAIN:

None

Russ Sauman

County Clerk Deputy

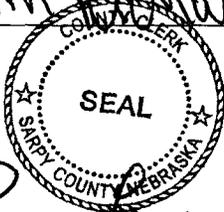


EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: July 26, 2011
County Board Meeting Date: August 9, 2011

Subject	Type	By
Change of Zone (CZ) from Agricultural (AG) to Residential Estates II (REII), and Preliminary and Final Plat of a subdivision to create two lots in the NE ¼ of Section 5, T12N, R11E of the 6 th P.M. in Sarpy County, NE (1/4 mile west of 180 th Street on Buffalo Road)	Resolution	Scott Bovick, Deputy County Administrator

- Request
 - This is a request from the Schomaker family to subdivide two lots, creating a 2.88 acre lot (contains existing residence and accessory buildings) and a 20.04 acre lot.
 - A Change of Zone from AG to REII, a preliminary plat, and a final plat are required.

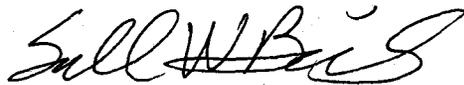
- Comprehensive Development Plan
 - The County Future Land Use Plan designates this area as Long Term Residential Growth.

- Change of Zone
 - The area is designated as the Buffalo South development district which projects large-lot, estate and acreage development, and allows individual water and wastewater systems.
 - Area is unlikely to have urban services in the foreseeable future, but long-term trends could eventually require completion of municipal wastewater system in the distant future (beyond 50 years). Development designs should encourage future fit to urban services. However, service extensions will probably coincide with a major change in land use patterns, with transition from rural to urban residential densities.
 - The Transportation Plan indicates 180th Street as a collector and Buffalo Road as a minor arterial. (Figure 6.3)
 - Large lot residential developments exist to the west, east and north but most of the surrounding area is undeveloped agricultural property.
 - The Change of Zone to REII is in conformance with the land use designation of Long Term Residential Growth

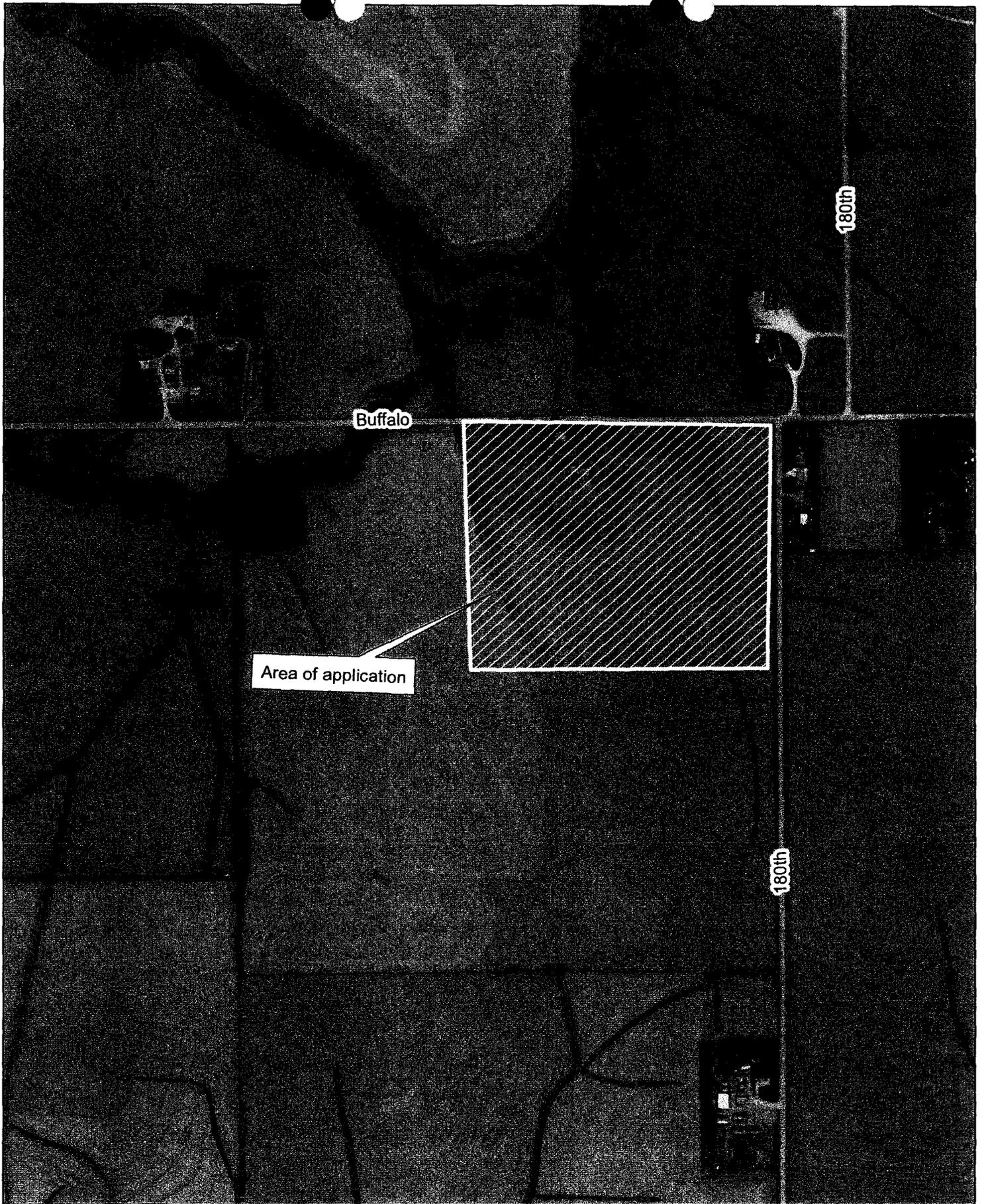
- Preliminary Plat and Final Plat
 - The applicant has complied with all the requests from the Planning Commission, Planning staff and the County Engineer
 - The applicant has provided a 33' right-of-way and 17' right-of-way dedication along Buffalo Road on the plats.
 - Access to both lots will be on Buffalo Road and additional access points will have to be approved by the County Engineer.
 - The plat indicates the property will be served by a private water well and individual septic system, which are allowed in the Buffalo South Policy Tier (Figure 4.5).
 - Any construction on the property must comply with the County's stormwater regulations (i.e. Post Construction Stormwater Plan) at the time of building permit application and the owner has specified this on the plat.

- Planning Commission May 18, 2011
 - **Planning Commission voted 8-0 to recommend approval to the Change of Zone.** Whitfield moved, seconded by Torczon to recommend approval of the Change of Zone from AG to RE 2 as it is in conformance with the Comprehensive Plan. Ballot: Ayes – Fenster, Lichter, Mohr, Stuart, Torczon, Wear, Vanek and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Labart and Thompson. Motion carried.
 - **Planning Commission voted 8-0 to recommend approval of the Preliminary Plat.** Whitfield moved, seconded by Torczon to recommend approval of the Preliminary Plat as it is in conformance with the Comprehensive Plan, Zoning and Subdivision Regulations with the stipulation that revisions to the preliminary and final plats are completed, a Post Construction Storm Water Management Plan is approved and to dedicate an additional 17 feet of right-of-way before scheduling to the County Board. Ballot: Ayes – Fenster, Lichter, Mohr, Stuart, Torczon, Wear, Vanek and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Labart and Thompson. Motion carried.
 - **Planning Commission voted 8-0 to recommend approval of the Final Plat.** Whitfield moved, seconded by Torczon to recommend approval of the Final Plat as it is in conformance with the Comprehensive Plan, Zoning and Subdivision Regulations with the stipulation that revisions to the preliminary and final plats are completed, a Post Construction Storm Water Management Plan is approved and to dedicate an additional 17 feet of right-of-way before scheduling to the County Board. Ballot: Ayes – Fenster, Lichter, Mohr, Stuart, Torczon, Wear, Vanek and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Labart and Thompson. Motion carried.
- Recommendation
 - **Approval to the Change of Zone from AG – Agricultural to REII – Residential Estates II** as the proposed zoning conforms to the Sarpy County Comprehensive Plan
 - **Approval of a Preliminary Plat of Schomaker's Addition** as it conforms to the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations.
 - **Approval of a Final Plat of Schomaker's Addition** as it conforms to the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations.

Respectfully submitted by:



Scott Bovick
Deputy County Administrator



Schomaker's Subdivision

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

August 9, 2011

CHANGE OF ZONE

AG to RE II

182nd & Buffalo Road

Michael & Andrea Schomaker

FINAL PLAT SCHOMAKER'S ADDITION

BEING A PLATTING OF PART OF THE NORTHEAST
ONE-QUARTER OF SECTION 5, T 12, R 11 E, OF THE
6th P.M., SARPY COUNTY, NEBRASKA.
LOTS 1 and 2

Corner Ties (P.K. Nail In Asphalt Roadway)
NE: 56.55 Ft. to "X" nails in SE Corner Fence Post of Corral
SE: 60.43 Ft. to "X" nails in PP
SW: 30.67 Ft. to Nail in Top of Corner Fence Post
NW: 44.62 Ft. to SE Corner of Underground Utility Box

North 1/4 Corner
Section 5, T12N, R11E

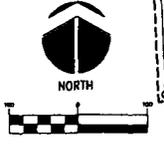
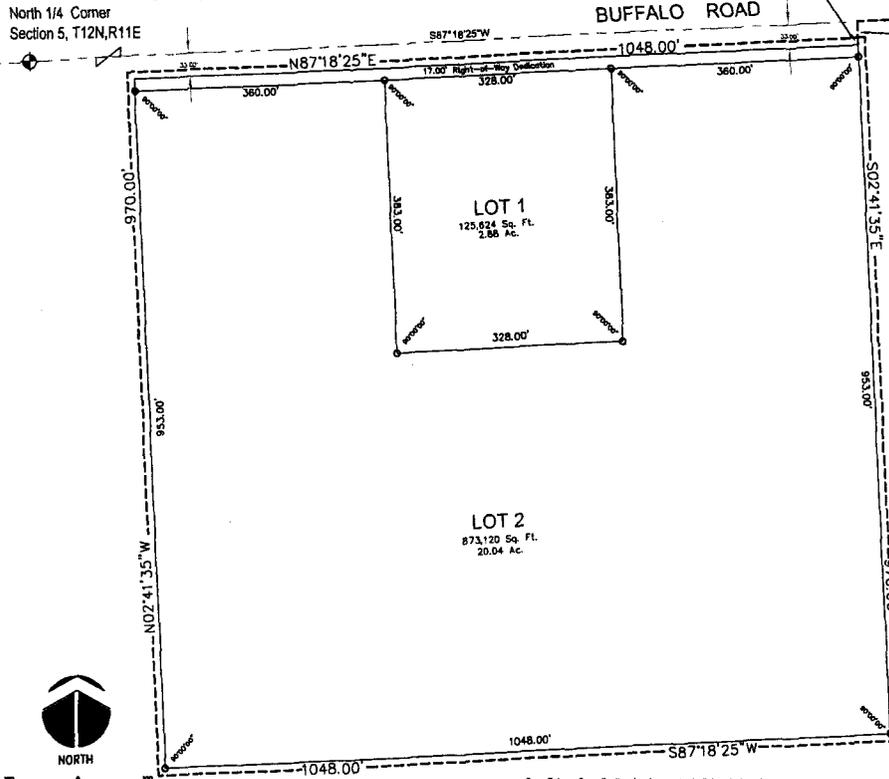
Corner Ties (50' Spike Over 1" Bent Rebar, 4 Ft. No. of Centerline
of Buffalo Road, 6 Ft. West of Centerline of 168th Street)
NE: 43.77 Ft. to Ties, Warning Post
SE: 332.88 Ft. to Connection Line
SW: 55.11 Ft. to PP
NW: 56.52 Ft. to Corner Post

Point of Beginning

475.00'
S87°18'25"W

33.00'
S02°41'35"E

Northeast Corner
Section 5, T12N, R11E



1 inch = 300 Ft.
 * Station Corner Found
 ○ Property Corner Not (1/4" Radius with Cap No. 375)
 © 2011 Hill-Farrell Associates, Inc.
 These plans are specifically designed by Hill-Farrell Associates, Inc. for the project and are intended for use only for the project. Any use or alteration of this document, in part or whole, without the written permission or consent of Hill-Farrell Associates, Inc. is prohibited.

Post-Construction Storm Water Management Plan (PCSWMP)

1. Rain gardens or similar Low Impact Development (LID) Best Management Practices (BMP) shall be installed adjacent to single family residential building and out building. These LID BMP shall be designed and sited to adequately provide water quality control of the first one-half inch of runoff from the new rooftops and pavement adjacent to the buildings.
2. New driveways/access roads installed to serve new buildings shall be designed to incorporate grassed swales, vegetated bio-retention or similar LID BMP. These LID BMP shall be designed and sited to adequately provide water quality control of the first one-half inch of runoff from the new driveways/access roads and adjacent disturbed areas.

3. Future Overall site development shall be designed with low impact development in mind and provide for disturbing the minimum area required for installation of the new improvements. Existing vegetative buffers shall be left in place wherever possible.
4. Structural post-construction BMP shall be inspected and maintained as required to keep the facility in working condition. Maintenance agreements binding the owner(s) of the properties, and all subsequent owner(s), will be recorded with the Register of Deeds. Such agreements shall provide for maintenance of the BMP and for access to the BMP for inspection by Sarpy County to ensure that the facility is maintained in proper working conditions to meet design standards.
5. The maintenance agreements shall also provide that after notice by Sarpy County for owner(s) to provide maintenance of the BMP, satisfactory correction are not made by the owner(s) within a reasonable amount of time (30 days maximum), Sarpy County may perform all necessary maintenance work and the owner(s) shall be assessed for the cost of the work.

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS IN "SCHOMAKER'S ADDITION", BEING A PLATTING OF PART OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 11 EAST, THENCE S 87°18'25" W, 475.00 FEET ALONG THE NORTH LINE OF SAID SECTION 5-12-11; THENCE S 02°41'35" E, 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF BUFFALO ROAD BEING ALSO THE POINT OF BEGINNING, THENCE CONTAINING S 02°41'35" E, 870.00 FEET; THENCE S 87°18'25" W, 1,048.00 FEET; THENCE N 02°41'35" W, 870.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF BUFFALO ROAD; THENCE N 87°18'25" E, 1,048.00 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 23.02 ACRES MORE OR LESS.

Ronald D. Hill
 RONALD D. HILL, L.S. NO. 373
 7/20/2011
 DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MICHAEL D. SCHOMAKER AND ANDREA L. SCHOMAKER, DO HEREBY PRESENTS THAT THE MICHAEL D. SCHOMAKER AND ANDREA L. SCHOMAKER CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE PLATTED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID ADDITION TO BE HEREBY KNOWN AS "SCHOMAKER'S ADDITION" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE AN ADDITIONAL 17.00 FEET OF RIGHT-OF-WAY ALONG BUFFALO ROAD AS SHOWN HEREON. IN WITNESS WHEREOF, WE DO SET OUR NAMES THIS _____ DAY OF _____, 2011.

MICHAEL D. SCHOMAKER ANDREA L. SCHOMAKER

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2011, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID STATE AND COUNTY APPEARED MICHAEL D. SCHOMAKER AND ANDREA L. SCHOMAKER, KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THEY DID ACKNOWLEDGE THE DEDICATION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

BY COMMISSION EXPIRES _____
 NOTARY PUBLIC

SARPY COUNTY TREASURER

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER DATE

SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF "SCHOMAKER'S ADDITION" WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR ON THIS _____ DAY OF _____, 2011.

SARPY COUNTY PLANNING DIRECTOR

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF "SCHOMAKER'S ADDITION" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2011.

CHAIRPERSON, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD

THIS PLAT OF "SCHOMAKER'S ADDITION" WAS APPROVED BY THE SARPY COUNTY BOARD ON THIS _____ DAY OF _____, 2011.

ATTEND: COUNTY CLERK CHAIRPERSON, SARPY COUNTY BOARD

SARPY COUNTY ENGINEER/SURVEYOR

I HAVE REVIEWED THIS PLAT OF "SCHOMAKER'S ADDITION" ON THIS _____ DAY OF _____, 2011.

SARPY COUNTY ENGINEER/SURVEYOR

SURVEYED: J.J.
 DRAWN: PCH
 CHECKED: WAF
 DATE: 8/17/2011
 8/25/2011
 7/28/2011

SCHOMAKER'S ADDITION
 FINAL PLAT
 SARPY COUNTY, NEBRASKA

HILL-FARRELL ASSOCIATES, INC.
 Surveyors • Land Planners
 1812 J.F. Kennedy Drive Bellevue, NE 68005 (402) 281-6100

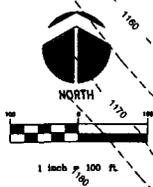
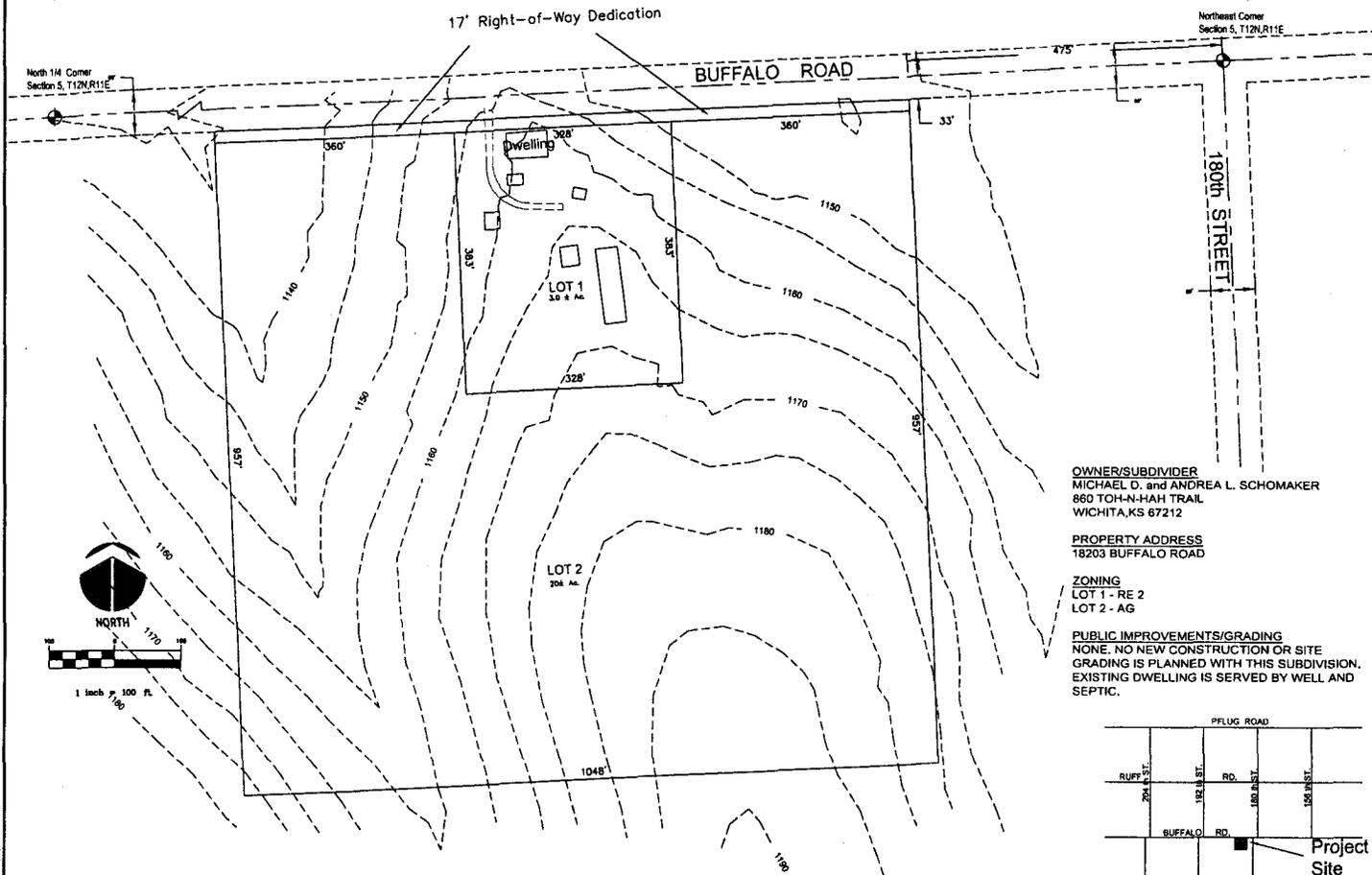


PROJECT NO.
 11-106

PRELIMINARY PLAT SCHOMAKER'S ADDITION

BEING A PLATTING OF PART OF THE NORTHEAST
ONE-QUARTER OF SECTION 5, T 12, R 11 E, OF THE 6th
P.M., SARPY COUNTY, NEBRASKA.
LOTS 1 and 2

SURVEYED: JJ
DRAWN: RCH
CHECKED: HAF
DATE: 3/17/2011
3/28/2011

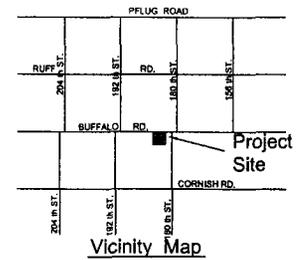


OWNER/SUBDIVIDER
MICHAEL D. and ANDREA L. SCHOMAKER
860 TOH-N-HAH TRAIL
WICHITA, KS 67212

PROPERTY ADDRESS
18203 BUFFALO ROAD

ZONING
LOT 1 - RE 2
LOT 2 - AG

PUBLIC IMPROVEMENTS/GRADING
NONE. NO NEW CONSTRUCTION OR SITE
GRADING IS PLANNED WITH THIS SUBDIVISION.
EXISTING DWELLING IS SERVED BY WELL AND
SEPTIC.



© 2011 Hill-Farrell Associates, Inc.
These plans are specifically designed by
Hill-Farrell Associates, Inc. for Platting
and are intended for no other purposes.
Any use or alteration of this document,
in part or whole, without the written
permission or consent of Hill-Farrell
Associates, Inc. is prohibited.

SCHOMAKER'S ADDITION
PRELIMINARY PLAT
SARPY COUNTY, NEBRASKA

HILL-FARRELL ASSOCIATES, INC.
Surveyors & Land Planners
1502 J.F. Kennedy Drive Bellevue, NE 68005 (402) 291-1210



PROJECT NO.
11-106

SARPY COUNTY PLANNING COMMISSION MAY 18, 2011

Staff Report Prepared: May 11, 2011

**CHANGE OF ZONE
PRELIMINARY PLAT
FINAL PLAT**

I. GENERAL INFORMATION

A. APPLICANTS:

Michael and Andrea Schomaker
860 TOH N HAH Trail
Wichita, KS 67212

Engineer:
Hill Farrell Associates
1502 J.F. Kennedy Drive
Bellevue, NE 68005

B. PROPERTY OWNER: Same as Applicant

C. LOCATION: 180th and Buffalo Road

D. LEGAL DESCRIPTION: NE ¼ of Section 5, T12N, R11E of the 6th Prime Meridian in Sarpy County Nebraska.

E. REQUESTED ACTION:

- Change the Zone from AG, Agricultural to REII, Residential Estates II.
- Preliminary Plat two lots.
- Final Plat two lots.

F. EXISTING ZONING AND LAND USE:

- The property is zoned AG, Agricultural and is used for a farm and residence.
- Buffalo Road is improved as a two-lane rural road with roadside ditches.

G. SIZE OF SITE: Approximately 23 acres, more or less.

II. BACKGROUND INFORMATION Sarpy County Planning Department met with the applicant to discuss their request and Sarpy County regulations.

A. COMPREHENSIVE PLAN SPECIFICATIONS:

- The site is located in Policy Tier 8 which indicates areas are unlikely to have urban services. Individual or community water and wastewater systems are permissible. In environmentally constrained areas, development regulations should provide major density incentive for conservation development. (Figure 4.5, Comprehensive Plan). Proposed end stage development is large lot to acreage development (page 54)
- The area is located in Development District G which indicates the area is Buffalo South. (page 59)
- Table 4.10 Planned Density Ranges indicates the area to have 2 acres/unit requiring community systems. 1 acre lot size permitted in conservation developments. Preferred development types are either large lot developments on community systems that are

convertible to municipal systems, or very low density residential. Estate and acreage lots may be developed with build-through. (page 70)

- The Development Structure Plan indicates this area as Long Term Residential Growth. (Figure 5.1)
- The Federal Functional Classification indicates Buffalo Road as a Major Collector. (Figure 6.1)
- The Transportation Plan indicates Buffalo Road as a Minor Arterial and 180th Street as a Collector. (Figure 6.3)

B. EXISTING CONDITION OF SITE: The site is developed with a single family residence.

C. GENERAL VICINITY AND LAND USE:

North AG, Agricultural Farm
South AG, Agricultural Farm
East AG, Agricultural Farm
West AG, Agricultural Farm

D. RELEVANT CASE HISTORY: The applicant attended a pre-application meeting with Planning Department staff in fall 2010.

E. APPLICABLE REGULATIONS: Zoning Regulations, Comprehensive Plan and Subdivision Regulations.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

A. REQUEST:

1. The applicant proposes to change the zoning on a portion of the property and to subdivide an existing 23 acre parcel to create a total of two lots, a 3 acres lot and a 20 acre lot. The attached plat shows the proposed layout of the zoning and subdivision.
2. There is an existing access to Buffalo Road. Both proposed lots have access and frontage to Buffalo Road, which is a public street. Additional access points must be approved by the County Engineer.
3. Additional right of way may need to be dedicated along Buffalo Road. The County Engineer should confirm right of way needs.
4. Revisions to the preliminary plat drawing:
 - a. Remove references to "AGR" zoning since the requested zoning is "REII".
 - b. Show additional right of way dedication as necessary.
5. Revisions to the final plat drawing:
 - a. Remove references to "AGR" zoning since the requested zoning is "REII".
 - b. Show additional right of way dedication as necessary.
 - c. Add approval block for the Planning Director.
 - d. Revise "County Surveyor" to indicate "County Engineer".
 - e. Add a note indicating a post construction stormwater management plan will be provided at the time of building permit.

6. Comments were not yet received by the Natural Resources District.
7. A Post Construction Storm water Management Plan is required. A PCSMP must be approved prior issuance of a building permit. The plat should note this requirement.
8. REII, Residential Estates provides for low density, residential development, minimum lot area of two acres. The REII district is in conformance with the Comprehensive Plan as stated above.
9. Subdivision Regulations
 - a. Lot 1 is shown to meet minimum area requirements of the REII District. Lot 2 is shown to meet minimum area requirements of the AG District.
 - b. Lots are shown with access to a public street.
 - c. An existing septic system will serve the lot, additional systems must be approved by NDEQ and Sarpy County.
 - d. Water is provided by an existing well. Additional systems must be approved by NDEQ.

B. LAND USE/COMPREHENSIVE PLAN: The requested use is in conformance with the Comprehensive Plan.

C. STAFF COMMENTS:

- a. The request to rezone to REII, Residential Estates district for Lot 1 is in conformance with the Comprehensive Plan.
- b. With revisions requested above, the preliminary and final plats address the minimum Subdivision Regulations and is then in conformance with the minimum standards of the Zoning Regulations.

IV. RECOMMENDATION:

Recommend Approval to the request to **Change the Zoning** from AG, Agricultural to REII, Residential Estates due to a finding of conformance with the Comprehensive Plan.

Recommend Approval to the **Preliminary Plat** provided staff comments are resolved due to a finding of conformance with the Comprehensive Plan, Zoning and Subdivision Regulations.

Recommend approval to the **Final Plat** provided staff comments are resolved due to a finding of conformance with the Comprehensive Plan, Zoning and Subdivision Regulations.

V. COPIES OF REPORT TO:

Applicant
Public upon request

VI. ATTACHMENTS:

Comments
Aerial map showing adjacent property

Report prepared by:
Rebecca Horner, AICP
Planning Director



Sandra Logue

From: John G. Miriovsky [jmiriovsky@lincoln.ne.gov]
Sent: Wednesday, April 20, 2011 7:17 AM
To: Sandra Logue
Cc: Jerry G. Obrist
Subject: RE: Schomaker's Addition

We have reviewed the request and have no issues with the proposal.

From: Jerry G. Obrist
Sent: Tuesday, April 19, 2011 5:37 PM
To: John G. Miriovsky
Subject: FW: Schomaker's Addition

Please respond directly. Thank you. Jerry ☺

From: Sandra Logue [mailto:slogue@sarpy.com]
Sent: Tuesday, April 19, 2011 10:37 AM
To: Amanda Grint; Brian Craig; Brian Hanson; Chris Shewchuk; Chris Solberg; Debra J. Houghtaling; Denny Wilson; Donna Lynam ; Eric Herbert; Jeff Davis; Jeff Loll; Jerry G. Obrist; Kathleen Gottsch; Lori Laster; Mark Wayne; Nicole O'Keefe; Nikki Lampe; Steven Fanslau
Cc: Todd Swirczek; Rebecca Horner; Cindy Gilbert
Subject: Schomaker's Addition

If you have any questions, please let me know.

*Thanks,
Sandy Logue
Planning Assistant
Sarpy County Planning Dept.
1210 Golden Gate Dr.
Papillion, NE 68046
402-593-1555
Fax: 402-593-1559
slogue@sarpy.com*

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

CHANGE OF ZONE APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Change of Zone Application
2. Submit Non-Refundable Fee of \$ 200.00 made payable to Sarpy County Treasurer
3. Copy of Deed on file with Register of Deeds (showing applicant as owner)
4. 25 full size site plan drawings (folded)
5. 1 reduced size sit plan drawing (8.5 x 11)
6. Detailed operational plans

PLANNING STAFF USE ONLY:

APPLICATION NO.: CZ 11-0005
 DATE RECEIVED: 3-23-11
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. _____
 RECEIVED BY: SU
 NOTES: addo had apps. for PP+PP

APPLICANT INFORMATION:

CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Michael D. & Andrea L. Schomaker
 ADDRESS: 860 TOH N HAH Trail

E-MAIL: schomaker@southwind.net
 CITY/STATE/ZIP: Wichita, KS 67212

MAILING (IF DIFFERENT)
 ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

PROPERTY OWNER INFORMATION: (if multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Michael D. & Andrea L. Schomaker
 ADDRESS: 860 TOH HAH Trail

E-MAIL: schomaker@southwind.net
 CITY/STATE/ZIP: Wichita, KS 67212

MAILING (IF DIFFERENT)
 ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

ENGINEER INFORMATION:

NAME: Hill-Farrell Associates, Inc
 ADDRESS: 1502 J.F. Kennedy Dr.

E-MAIL: dhill@hillfarrell.com
 CITY/STATE/ZIP: Bellevue, NE 68005

MAILING (IF DIFFERENT)
 ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Owner/Applicant is applying for a change of zone and a platting of a three acre parcel to allow the sale of the existing homestead. A twenty acre parcel is also being created to comply with State Statutes and County Regulations. The three acre parcel will include the existing dwelling, barn and several out buildings. The dwelling is currently served by an existing well and septic system in good condition. No additional public improvements or construction is contemplated.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

ASSESSOR'S PARCEL NUMBER: 010421513

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

NE1/4, Sec 5, T12N, R11, Sarpy County, NE

GENERAL PROPERTY LOCATION: 182nd Buffalo Rd. **ACRES:** 23

CURRENT ZONING: AG **REQUESTED ZONING:** AGR PC Z

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Change of Zone Permit
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Special Use Permit applicant or the property owner.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Alfred D. Schornaker
Owner Signature (or authorized agent)

3/22/11
Date

Andrea J. Schornaker
Owner Signature (or authorized agent)

3/22/11
Date

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
} SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, July 20, 2011
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

[Signature of Kirk Hoffman]
Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 07-20-2011
Signed in my presence and sworn to before me:

[Signature of Jessica C. Erwin]
Notary Public
GENERAL NOTARY - State of Nebraska
JESSICA C. ERWIN
My Comm. Exp. Mar. 12, 2013

Printer's Fee \$ 19.69
Customer Number: 40638
Order Number: 0001397523

SARPY COUNTY DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 399-1558
Scott Bovick, Deputy Administrator
NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING COMMISSION
Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, July 20, 2011, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Carole Jisko (Jisko Fifth Addition) 17300 S. 192nd Street requests a Change of Zone from AG to AGR, a Preliminary Plat and Final Plat to create a 5.01 acre lot for residential use on property legally known as Tax Lot 3A, NE 1/4 of Section 6, Township 12N, Range 14E of the 6th P.M., Sarpy County, Nebraska (192nd and Buffalo Rd).
David Gigeret (Columbus Metal Industries, LLC) 2248 5th Street East requests a Change of Zone from I1 to IGM and a Special Use Permit to build a facility to receive, unload, store, and separate scrap metal and scrap materials outside of the existing building located on property legally known as Lot 4 & 5, SE 1/4 Corners No. 5, NW 1/4 of Section 26, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska (North of 152nd St and Sapp Bro Dr).
An agenda for the meeting kept continually current is available for inspection at the Sarpy County Planning Department office.
1397523-7720

JUL 26 2011
SARPY COUNTY
PLANNING DEPARTMENT

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }

} SS.

County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, July 27, 2011

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

[Handwritten signature of Kirk Hoffman]

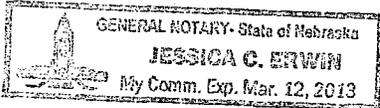
Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 07-26-2011

Signed in my presence and sworn to before me:

[Handwritten signature of Jessica C. Erwin]

Notary Public



Printer's Fee \$ 17.55
Customer Number: 40638
Order Number: 0001405921

SARPY COUNTY DEPARTMENT OF PLANNING
SARPY COUNTY BOARD OF COMMISSIONERS
Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, August 9, 2011 at 8:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Gerald Iske (Iske Fifth Addition), 17300 S. 192nd Street, requests a Change of Zone from AC to AGR, a Preliminary Plat and Final Plat to create a 5.01 acre lot for residential use on property legally known as Tax Lot 5A, NE 1/4 of Section 6, Township 12N, Range 11E of the 6th P.M., Sarpy County, Nebraska, (192nd and Buffalo Rd.)
Michael & Andrea Schomaker, 18203 Buffalo Rd., requests a Change of Zone from AC to REU, a Preliminary Plat and Final Plat on the property legally known as the NE 1/4 of Section 5, Township 12N, Range 11E of the 6th P.M., Sarpy County, Nebraska, (18203 Buffalo Rd.)
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1405921, 7/27

AUG 1 2011

SARPY COUNTY PLANNING DEPARTMENT