

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: AMENDMENT TO SPECIAL USE PERMIT FOR PAW
SPA PET RESORT, LLC f/k/a Mobile Paw Spa
16912 Audrey Street Sarpy County, Nebraska

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, on April 10, 2012 via Rsln No. 2012-112, the County Board approved a Special Use Permit for Mobile Paw Spa, now known as Paw Spa Pet Resort, LLC to operate a dog and cat boarding/grooming facility with an outdoor, fenced animal run/relief area adjacent to the building at 16912 Audrey Street; and,

WHEREAS, the applicant, Paw Spa Pet Resort, LLC, f/k/a/ Mobile Paw Spa has applied to amend the existing Special Use Permit as follows:

1. Expand the 12' X 125' fenced animal run area by an additional 36' in depth; and
2. Adjust the hours of operation to 6:30AM to 8PM and 8AM to 6PM on weekends;
 - a. Prior hours were 6AM to 6PM weekdays and 8AM to 6PM weekends.

WHEREAS, the Planning Department has reviewed the application of the Paw Spa Pet Resort, LLC, f/k/a/ Mobile Paw Spa to amend the Special Use Permit as described above on the property generally located in the commercial development known as Harrison Village at the southwest corner of Harrison Street and 168th Street (16912 Audrey Street) and legally described as follows:

Lot 6, Harrison Woods Replat Three as platted and recorded in Sarpy County, Nebraska.

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 amendment to the Special Use Permit was held before the Sarpy County Planning Commission on March 20, 2013, and further, the Planning Commission gave their recommendation.

- II. A public hearing regarding the amendment to the Special Use Permit 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 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Department has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Department report, the operational statement, the Site Plan and an aerial view of the subject property.
- V. The zoning at the property described above is BG, General Business.
- VI. The amendment to the Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the amendment to the Special Use Permit for Paw Spa Pet Resort, LLC, f/k/a/ Mobile Paw Spa as specifically described above.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 9th day of April, 2013.

Attest

SEAL



Jim Wane
Sarpy County Board Chairman

Derral Houghtaling
County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: April 9, 2013

Subject	Type	By
Amendment to a previously approved Special Use Permit allowing animal boarding and an outdoor, fenced animal run/relief area as part of a proposed animal daycare/grooming facility generally located at 16912 Audrey Street (Lot 6, Harrison Woods Replat Three)	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Summary and Purpose of Requests:**

- The Paw Spa Pet Resort, LLC has submitted an application for an amendment to a previously approved Special Use Permit which allowed animal boarding and an outdoor, 12' x 125' fenced animal run area adjacent to the building. The requested amendment is to expand the fenced animal run area by an additional 36' in depth. The applicant also wishes to adjust the hours of operation (hours open to the public) from their previous operation plan to be 6:30 am to 8 pm on weekdays and 8 am to 6 pm on weekends.
- The property is zoned BG (General Business). Veterinary clinics, hospitals and animal daycare are permitted principal uses within the BG district. Outdoor runs and boarding operations, however, require a Special Use Permit.

➤ **Background and Analysis:**

- The original Special Use Permit was approved by the County Board on April 10, 2012 and the applicant opened the new facility on December 10, 2012.
- The detailed staff report on this application was presented to the Planning Commission at their March 20, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the amendment to the Special Use Permit for Paw Spa Pet Resort, LLC located at 16912 Audrey Street to expand their fenced outdoor run area and adjust the hours that they are open to the public as specifically described in this application, including the Project Description, as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

➤ **Planning Commission Recommendation:**

- On March 20, 2013 the Planning Commission voted 9-0 to recommend **APPROVAL** of the amendment to the Special Use Permit for Paw Spa Pet Resort, LLC as specifically described in their Project Description and application.

MOTION: Stuart moved, seconded by Lichter to recommend approval of the application from Paw Spa Pet Resort to amend their previously approved Special Use Permit to expand the outdoor, fenced animal run/relief area and adjust their hours of when they are open to the public as provided in the Planning Department recommendation Report and presentation, as the application is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. ***Ballot:*** Ayes – Lichter, Stuart, Murante, Ackley, Whitfield, Mohr, Fenster, Torczon, and Farrell. Nays – none. Absent - Bliss and Malmquist. ***Motion carried 9-0-2.***



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**SPECIAL USE PERMIT AMENDMENT (SUP 13-0001) - PAW SPA PET RESORT, LLC
BOARDING AND AN OUTDOOR RUN AREA AS PART OF AN ANIMAL CARE FACILITY**

PLANNING COMMISSION HEARING OF: MARCH 20, 2013

I. GENERAL INFORMATION

A. APPLICANT:

The Paw Spa Pet Resort, LLC (formerly known as Mobile Paw Spa, LLC)
16912 Audrey Street
Omaha, NE 68136

B. PROPERTY OWNER:

Harrison Group, LLC
1941 S. 42nd Street
Omaha, NE 68105

C. SUBJECT PROPERTY LOCATION: Subject property is in the commercial center generally located at the southwest corner of Harrison Street and 168th Street. It is located just west of Runza.

D. LEGAL DESCRIPTION: Lot 6, Harrison Woods Replat Three

E. SUBJECT PROPERTY SIZE: approximately 1.2 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Mixed Use Center
- Zoning: BG (General Business District)

G. REQUESTED ACTION(S):

- To approve an amendment to a previously approved Special Use Permit which allowed animal boarding and an outdoor, 12' x 125' fenced animal run area adjacent to the building. The requested amendment is to expand the fenced animal run area by an additional 36' in depth. The applicant also wishes to adjust the hours of operation (hours open to the public) from their previous operation plan to be 6:30 am to 8 pm on weekdays and 8 am to 6 pm on weekends.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is currently is currently developed with a building of approximately 12,000 sq. ft. and related parking.

B. GENERAL VICINITY AND LAND USE

- East, South, and West: BG (General Business), commercial land uses including a daycare adjacent to the west and a fast food restaurant adjacent to the east.
- North: Douglas County jurisdiction – commercial and residential uses

C. RELEVANT CASE INFORMATION:

- Previous SUP for this project was approved by the County Board on April 10, 2012

- The applicant opened the animal daycare and overnight boarding facility on December 10, 2012.
- The 12,000 square foot facility has 98 kennels and 2 indoor play areas. It was approved for a 12' deep by 125' long outdoor fenced run area adjacent to the building. The fence is 8' tall and is constructed of a decorative vinyl material.
- The applicant is requesting to expand the outdoor fenced area to 48' deep by 125' long. The existing area would remain as a relief area for the animals and the expanded area would be for more of a play/run area.
- The applicant states that they will not be adding any additional dogs to the facility.
- The current outdoor run area is hosed down daily, solid waste is picked up and sealed in 3 ml bags and disposed of biweekly.
- The original SUP was approved with an operation plan stating that hours open to the public would be 6 am to 6 pm weekdays and 8 am to 6 pm on weekends.
- In order to meet customer demand and remain competitive, the applicant is requesting to amend the hours open to the public to be 6:30 am to 8 pm weekdays and 8 am to 6 pm on weekends. The pets would be taken out to the relief area prior to 9 pm each evening before retiring for the night. In the mornings, the pets would go outside for relief after 6:30 am.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Current Zoning District: Section 20, Zoning Ordinance, regarding the BG (General Business) District and Section 41 regarding Special Use Permits

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as future Mixed Use Center development (Figure 5.1)

B. TRAFFIC AND ACCESS:

- Access to the subject property is off of Audrey Street. There is no access allowed off of Harrison Street.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to area jurisdictional agencies or departments that may have an interest.

- The only responses received indicated they had no comments or objections to the application.

D. GENERAL:

- Veterinary clinics, hospitals and animal daycare are permitted uses within the BG district. Outdoor runs and boarding operations require a Special Use Permit.
- This type of operation is regulated and inspected by the Nebraska Department of Agriculture and a license is required through them as well. The number of animals allowed within the facility is determined by their inspection of the facility and its employees and determining they are adequate to maintain the required welfare standards for that number. The original SUP was approved to allow up to 105 dogs and 20 cats subject to approval and licensing by the Department of Agriculture.

- The BG district allows a variety of uses such as those in this commercial development. One of the adjacent existing uses is a daycare with an outdoor play area.
- The expanded outdoor run area is proposed to still be adjacent to the building and surrounded by an 8' high solid decorative vinyl fence. The fence will be a visual screen for the use from adjacent properties and Harrison Street and will provide some noise barrier. The fence will properly contain the animals and will provide adequate separation from the adjacent uses. The applicant needs to verify that people can egress out of the expanded fenced area in the event of a fire evacuation of the building.
- The applicant indicates the hours of operation of the outdoor area are limited to the operational hours of the overall facility with pets being taken out after 6:30 am weekdays and after 8 am on weekends. The pets would be taken out to the relief area for the last time each night at 9:00 pm. The hours of operation appear to be compatible with the adjacent commercial uses.

IV. STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the amendment to the Special Use Permit for Paw Spa Pet Resort, LLC located at 16912 Audrey Street to expand their fenced outdoor run area and adjust their hours of operation as specifically described in this application, including the Project Description, as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Stuart moved, seconded by Lichter to recommend approval of the application from Paw Spa Pet Resort to amend their previously approved Special Use Permit to expand the outdoor, fenced animal run/relief area and adjust their hours of when they are open to the public as provided in the Planning Department recommendation Report and presentation, as the application is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Lichter, Stuart, Murante, Ackley, Whitfield, Mohr, Fenster, Torczon, and Farrell. Nays – none. Absent - Bliss and Malmquist. **Motion carried 9-0-2.**

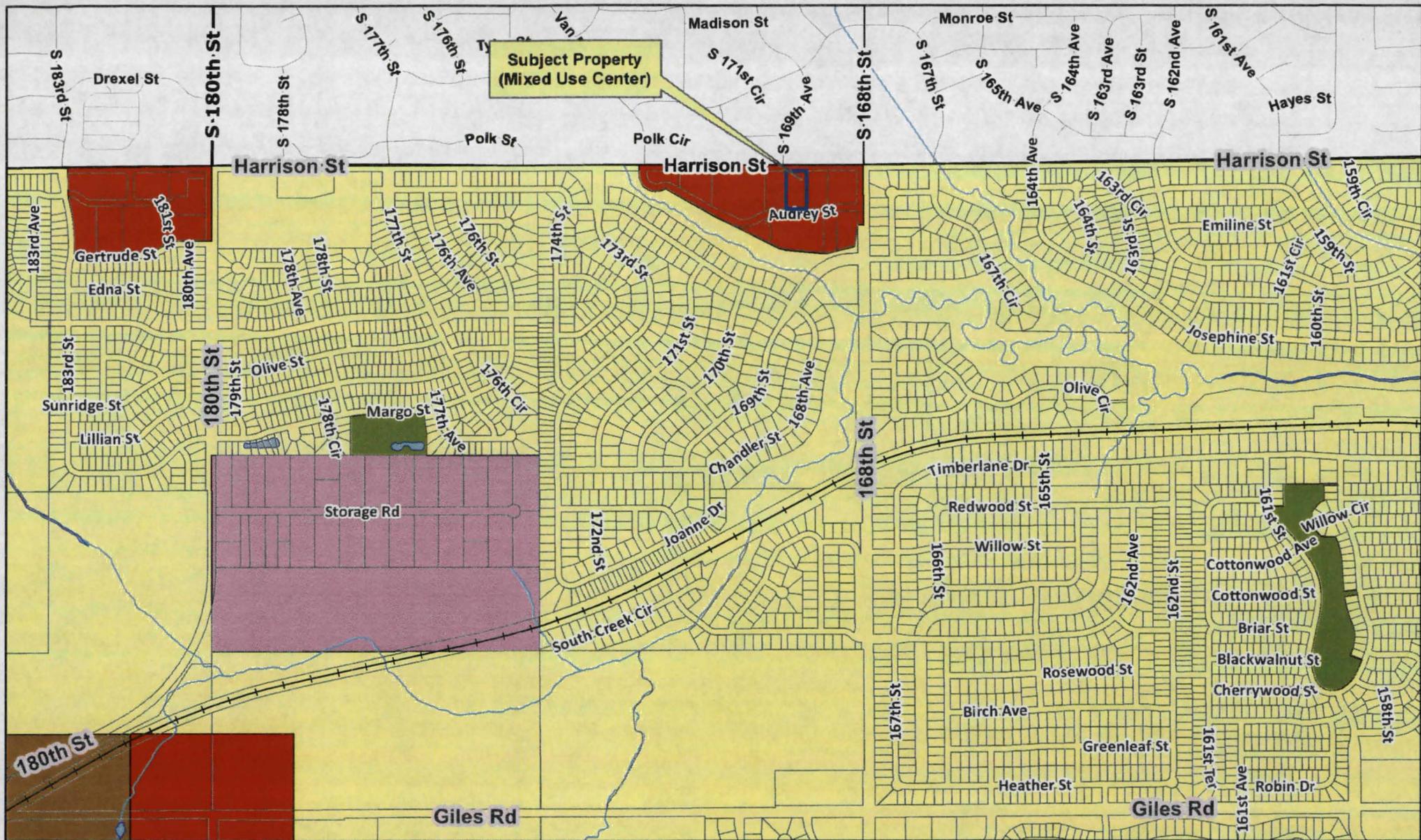
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Application and Project Description

VII. COPIES OF REPORT SENT TO:

1. Paw Spa Pet Resort, LLC (applicant)
2. Harrison Group, LLC (current property owner)
3. Public Upon Request

Respectfully submitted by:
 Bruce Fountain, AICP, EDFP
 Director, Planning & Building Dept.



Current FLU - Sarpy Co

0 487.5 975 1,950 Feet



16212 Audrey St - Paw Spa - SUP

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|------------------------------|---------------------------------|-----------------------|
| Bellevue Future Growth | Mixed Use | Cross County Arterial |
| Business Park | Mixed Use Center | City Limit |
| Civic | New Richfield Village | City ETJ |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |
| Long Term Residential Growth | | |





Vicinity Map - Zoning

16912 Audrey St - Lot 6 Harrison Woods Replat 3

Paw Spa - SUP





SARPY COUNTY PLANNING

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

SPECIAL USE PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Special Use Permit Application 2. Submit Non-Refundable Fee of \$250.00 made payable to Sarpy County Treasurer 3. 1 full size site plan drawings (Folded) 4. 25 reduced size site plan drawing (8.5 x 11) 5. Detailed operational plans 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>SUP 13.0001</u> DATE RECEIVED: <u>7/29/2013</u> CP DESIGNATION: <u>Mixed Use Ctr</u> ZONING DESIGNATION: <u>RC</u> FEE: \$ <u>250</u> RECEIPT NO. <u>1960</u> RECEIVED BY: _____ NOTES: _____</p>
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APPLICANT INFORMATION:

NAME: The Paw Spa Pet Resort, LLC E-MAIL: 402-680-1000@cox.net
ADDRESS: 16912 Audrey Street CITY/STATE/ZIP: Omaha, NE 68136
MAILING (IF DIFFERENT)
ADDRESS: 16912 Audrey Street CITY/STATE/ZIP: _____
PHONE: 402-516-8888 FAX: 402-502-1418

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

Please check box if attaching separate sheet with owner information.

NAME: Harrison Group, LLC E-MAIL: vpetster@mpdodge.com
ADDRESS: 1941 S. 42nd Street CITY/STATE/ZIP: Omaha NE 68105
MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-344-4600 FAX: 402-344-4602

ENGINEER INFORMATION:

NAME: Engel and Assoc. E-MAIL: rob@rwearchitects.com
ADDRESS: 2110 S. 156th Circle CITY/STATE/ZIP: Omaha, NE 68130
MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-330-8291 FAX: 402-330-8331

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.

See ATTACHED STATEMENT(S)

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: DA 011577780

ADDITIONAL PARCEL NUMBERS Min

LEGAL DESCRIPTION: (Describe property to wit:)

HARRISON VILLAGE, Lot 6, Replat three

GENERAL PROPERTY LOCATION: 165th and Harrison - (SW)

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.

Per the site plan, additional land space is more than Adequate.

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 Special Use 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.

[Signature]
Owner Signature (or authorized agent)

Jan. 29, 2013
Date

Owner Signature (or authorized agent)

Date

PROJECT DESCRIPTION

The Paw Spa Pet Resort LLC is requesting to expand our outdoor area immediately behind our building. We are a pet care facility which offers boarding and daycare for both dogs and cats.

We opened Dec. 10, 2012 , have experienced nice growth, feel we have been a very good neighbor experiencing zero complaints from our immediate neighbors and have been a nice addition to this development and neighborhood evidenced by the large number of customers that live within walking distance

We would like to expand our fence an additional 36 feet. We would use the same decorative vinyl (Sandstone in color) material you see now behind our building.

The new fence would be 8 foot tall and in concrete footings as well. The fence would remain without openings or gates. We would continue to use our current area for relief purposes prior to admitting the dogs to the proposed larger area. The current inside 8 foot tall fence which is the 125 foot long section would be cut to 4 feet in height which allows for easier snow removal but the entire area perimeter would stay at the 8 foot height with no outside gates or gaps in the fence. We would put the new area into 3 distinct sections allowing us easier movement of the pets.

Our purpose for this request is simply to allow the dogs more outside play area. We are not adding additional dogs to our facility and feel additional space would lessen any concentration of pets. Noise is no issue now and a larger outdoor area would only lessen any barking as we have found most barking occurs in a kennel situation, not outside.

The original relief area has been designed for the urine to drain through the Perfect Turf product into the soil where we have excavated 4 feet in depth using limestone and layering to dissipate the liquid. Additionally, this area is hosed down daily, solid waste is picked up, sealed in 3 ml bags and disposed of biweekly. There is zero odor and this system is time tested in other markets with similar climate conditions. The pets would continue to use this area for elimination as they do now.

We also would like to amend our hours as originally we had proposed 6 am to 6 pm weekdays and 8-6 on weekends.

We have found to be competitive that our hours need to be 630 am to 8 pm weekdays, 8am to 5pm Saturdays and 10am to 4pm Sundays.

This does not affect the times the dogs are outside, just the lobby hours.

The pets are taken to the relief area prior to 9pm each evening before retiring for the night. In the mornings, the pets would go outside for relief after 6:30 am.

The resort currently has 10 full and part time employees.

Our facility has 98 kennels, 2 indoor play areas, (one with a swimming pool), has a state of the art air handling system and is one of the cleanest facilities you will find. Our staff is trained in pet care and we strive to provide for the best pet care experience to be found.

We are licensed by the State of Nebraska (license no. NE11121183) issued 11/27/2012 for a boarding kennel FACILITY LICENSE.

Kevin Irish

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 herein; 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, March 27, 2013
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.

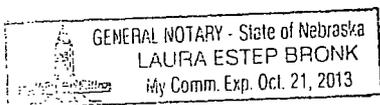
[Handwritten signature of Shon Barenklau]

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 03-26-2013
Signed in my presence and sworn to before me:

[Handwritten signature of Laura Estep Bronk]

Notary Public



Printer's Fee \$ 26.66
Customer Number: 40638
Order Number: 0001619607

Sarpy County, Nebraska
Various Concrete Panel Repairs, Project No. C-77 (13-08)
For the
Public Works Department
Request For Proposals
Sarpy County, Nebraska is seeking proposals for Various Concrete Panel Repairs Project No. C-77 (13-08), for the Public Works Department. Proposals will be accepted Monday through Friday 8:00 a.m. to 4:45 p.m., except holidays, until 3:00 p.m. Tuesday, April 16, 2013. Proposals shall be in a sealed envelope, clearly marked "Sealed Bid - Various Concrete Panel Repairs Project No. C-77 (13-08)" with the time and date of the bid opening. All proposals must be sent to Deb Houghtaling, Sarpy County Clerk's Office, 1210 Golden Gate Drive, Papillion, NE 68046. Proposals will be publicly opened and read aloud at 3:00 p.m. Tuesday, April 16, 2013. During the Sarpy County Board Meeting, at 1210 Golden Gate Drive, Papillion, NE 68046. Proposal criteria must be received from Beth Garber, Purchaser, 1210 Golden Gate Drive, Papillion, NE 68046 or bgarber@sarpy.com. Vendors that obtain specifications from the internet sites are responsible for obtaining any addendums that may be added at a later time. The Sarpy County Board of Commissioners reserves the right to reject any or all bids and to waive minor informalities. Deb Houghtaling Sarpy County Clerk 1619255; 3/27; 4/3 & 4/10

NOTICE OF PUBLIC HEARING
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, April 9, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., Papillion, NE.
The Paw Spa Resort, LLC, 16912 Audrey Street, Omaha, NE 68136, has submitted an application for consideration of an amendment to an existing Special Use Permit allowing a dog and cat boarding facility with an outdoor run/relief area on property legally described as Lot 6 Harrison Woods Replat Three as surveyed, platted and recorded, Sarpy County, NE. The proposed amendment is to allow the expansion of the outdoor fenced animal run/relief area and to amend the hours in which the business is open to the public.
Carol Mowinkel has submitted applications for consideration of a Change of Zone from AG to RE-2 and a Preliminary and Final Plat of a one lot subdivision to be known as Lot 1, Rodeo Run being a platting of Tax Lot 3 and part of Tax Lot 4 in the East 1/2 of the NW 1/4 of Section 17, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Property is commonly addressed 18703 Fairview Road.
Ryan & Valerie Downs have submitted applications for consideration of a Change of Zone from AG to AGR and a Preliminary and Final Plat of a subdivision to be known as Red Barn Ridge being a platting of the South 1/2 of the Southwest 1/4 of Section 8 Township 12N, Range 11E of the 6th P.M. Sarpy County, NE. Property is commonly addressed 20910 South 192 Street.
Edwin Scholting has submitted applications for consideration of a Change of Zone from AG to RE-2 and a Preliminary Plat of a six lot subdivision to be known as Scholting Estates being a platting of Tax lots 4 and 6A of the Northeast 1/4 of Section 32, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Property is located on 180th Street north of Buffalo Road.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office. 1619607; 3/27