

PUBLIC HEARING MINUTES
11-07-06

The Cedar Creek Board of Trustees met at 7:00 p.m., on November 7, 2006, at the Village Hall for the purpose of holding a Public Hearing for an application of a Conditional Use Permit by the Omaha Baseball Village. The application was requested for a Baseball Complex on land zoned Transitional Agricultural, located within the one mile jurisdiction of Cedar Creek at 18605 114th Street. Advance notice of the Public Hearing was given by publication in the Plattsmouth Journal, by posting in three public places in the Village, and by U.S. Mail to neighboring property owners. Board members present: Bode, Ford, Muntz, Rydl. Absent: Swenson. P. Swenson was absent due to election board duties.

The Public Hearing was opened by Chair Bode. Roll call taken. At the request of Village Attorney Bill Reinsch, property owner Bill Metzger attested the Omaha Baseball Village was acting as his agent for the purpose of the conditional use permit.

Chad Jennings, representing the Omaha Baseball Village spoke to the Board and those present explaining: The complex will be utilized by select travel teams composed of boys 10 to 14 years old; Cass County was chosen because of the close proximity to Omaha; Cedar Creek was chosen by the availability of property suited to develop the complex; Kids will come from all states to play at the fields; Will be open for 11 weeks out of the year; Players will not be permitted to leave the Baseball Village without being checked out by a coach or parent; No alcohol will be permitted on the property; Estimated property tax is \$30,000 per year (Would benefit Louisville Schools but not the Village of Cedar Creek unless annexed); Cedar Creek could use the park for one tournament a year; Will hire locals for employment; Park will be maintained year around.

Jason Thiellen, Land Planner from E & A Consulting Group addressed the technical issues of the planned project; Septic System – if soil tests do not comply with the requirements of the Nebraska Department of Environmental Quality the complex will not be built; Water Needs – the developers will either connect to Rural Water District #3 water supply or install wells in compliance with Nebraska regulations; Access to the baseball facility from State Spur 13H will be in accordance with regulations and approval by the Nebraska Department of Roads; Traffic travel and safety on State Spur 13H will be as recommended by the Nebraska Department of Roads; Security at the facility will be provided by the Omaha Baseball Village; EMT will be located on the property and Louisville Rescue would be utilized as needed; A caretaker will be located on the site for 12 months of the year; Storm safety at the facility will follow rules of an on staff weather director; Lighting would be provided by Musco Lighting, guaranteed to not pose a lighting nuisance to Cedar Creek residents and lights out will be at 11:00 p.m. unless games have a late start; Noise is not expected to cause a noise nuisance because in his professional opinion there will not be a large enough concentration of spectators, opening ceremony will have the largest concentration of people, approximately 2000 people; The project meets development long range plans; Economic development will benefit;

Existing trees will remain; Playing fields will be built in the low areas of the property; Developers looked for property since October 2, 2006 and need to construct the complex by June to operate the project in 2007; The developers are requesting a 20 year Conditional Use Permit and the developers will agree to conditions set by the Board.

John Winkler, Director of Cass County Economic Development, addressed the Board and informed them the developers were ready to spend six million dollars on the project and are not asking anything in return. They are requesting to consider annexing the property into Cedar Creek, and want to give back to the community by employing locals and helping local kids.

The Board opened for public opinion giving three minutes to each speaker. Comments in favor of the project included: Good for the local kids; Looks good; No tax incentive; Will bring money into town; Good for the Community; Everyone will benefit from the project. Comments opposing the project: Moved to the community because of it's rural location and quiet; Traffic biggest problem; One Conditional Use Permit is already in effect on the same property; Project needs more planning won't be able to keep the kids in the complex; Ruin views; Noise travels across water and will affect lake area homes; All property owners should have a vote on the results; Will affect property values. Eight people spoke in favor of the project, three people were undecided with questions, and eight spoke in opposition of the project.

After further discussion, motion by Ford to approve the Conditional Use Permit for Omaha Baseball Village with the contingency developers comply with all regulations of the Department of Environmental Quality, connect to Rural Water District #3 or drill wells according to regulations of the Lower Platte South Natural Resources District and water testing by the Nebraska Health and Human Services, and regulations and recommendations of the Nebraska Department of Roads. The Conditional Use Permit is to be referred back to the Planning Commission for recommendation of the duration of the permit. Second by Rydl. Vote: Ford yes, Muntz yes, Rydl yes, Bode yes, Swenson absent.

Motion by Ford, second by Muntz, to adjourn Public Hearing and open regular session. All ayes.

Mary C. Terry
Municipal Clerk/Treasurer