

## NOTICE OF MEETING

Notice is hereby given that a meeting of the Planning Commission of the City of Springfield, Nebraska, will be held on **Tuesday, April 10, 2018**, at 7:00 o'clock p.m. at City Hall, 170 North 3<sup>rd</sup> Street, Springfield, Nebraska, which meeting will be open to the public. An agenda for such meeting is kept continuously current and is available for public inspection at the office of the Planning Commission Clerk, at City Hall, Springfield, Nebraska, during normal business hours.

### Planning Commission Agenda April 10, 2018

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the December 12, 2017 Planning Commission Meeting
5. Public Hearings
  - A. An application filed by David Kildow on behalf of Kildow Construction, Inc., owner, requesting a change of zoning classification from BG General Business to R50 Two-Family Residential for property legally described as Lot 14, Block 11, Springfield Addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at the vacant lot on the north side of Locust Street in between South 2<sup>nd</sup> and South 3<sup>rd</sup> Streets; owner desires to construct a single-family dwelling on the property
  - B. A complete update to the City of Springfield Subdivision Regulations
6. New Business
  - A. An application filed by David Kildow on behalf of Kildow Construction, Inc., owner, requesting a change of zoning classification from BG General Business to R50 Two-Family Residential for property legally described as Lot 14, Block 11, Springfield Addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at the vacant lot on the north side of Locust Street in between South 2<sup>nd</sup> and South 3<sup>rd</sup> Streets; owner desires to construct a single-family dwelling on the property
  - B. A complete update to the City of Springfield Subdivision Regulations
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes**  
**April 10, 2018**

1. Meeting called to order at 7:00 p.m.
2. Present: Joe Parr, Kyle Fisher, Dave Kulm, Elizabeth Chartier.  
Absent: Jim Opitz, Sue Peplow, Jerry Webster
3. Motion by Chartier, 2<sup>nd</sup> by Fisher to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Parr, 2<sup>nd</sup> by Chartier to approve December 12, 2017 Planning Commission meeting minutes. Ayes: Parr, Chartier. Nays: Fisher. Motion Carried
5. Public Hearings

- A. Motion by Fisher, 2<sup>nd</sup> by Parr to open public hearing to consider an application filed by David Kildow on behalf of Kildow Construction, Inc., owner, requesting a change of zoning classification from BG General Business to R50 Two-Family Residential for property legally described as Lot 14, Block 11, Springfield Addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at the vacant lot on the north side of Locust Street in between South 2<sup>nd</sup> and South 3<sup>rd</sup> Streets; owner desires to construct a single-family dwelling on the property. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

City administrator, Kathleen Gottsch, reviewed the application with the planning commission stating Kildow intends to construct a single family dwelling on the property. Staff recommends approval.

Springfield resident, Pauline Bolter, 205 Locust Street, asked for confirmation the re-zone application was indeed for a single family dwelling. Kildow confirmed there is only one lot and his plans are to build one house.

No further questions or comments were made. Motion by Chartier, 2<sup>nd</sup> by Fisher to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:04 p.m.

- B. Motion by Kulm, 2<sup>nd</sup> by Chartier to open public hearing to discuss the complete update to the City of Springfield Subdivision Regulations. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:04 p.m.

Kulm introduced Lynn Dittmer, Senior Planner with JEO Consulting Group Inc. Dittmer discussed the subdivision regulations, explained new language, specs and design guidelines that align with current processes, pre-plats, etc. Dittmer noted the city engineer reviewed the update and suggested minor changes. Gottsch mentioned the new regulations prepare the city for new growth avoiding future issues. She further mentioned the updated regulations bring the city up to speed and mimic current regulations assuring the planning documents are inline and can be managed in an appropriate way.

No further questions or comments were made. Motion by Fisher, 2<sup>nd</sup> by Parr to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:08 p.m.

6. New Business

A. Motion by Kulm, 2<sup>nd</sup> by Parr to recommend approval of application filed by David Kildow on behalf of Kildow Construction, Inc., owner, requesting a change of zoning classification from BG General Business to R50 Two-Family Residential for property legally described as Lot 14, Block 11, Springfield Addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at the vacant lot on the north side of Locust Street in between South 2<sup>nd</sup> and South 3<sup>rd</sup> Streets; owner desires to construct a single-family dwelling on the property. Ayes: All. Nays: None. Motion carried.

B. Motion by Chartier, 2<sup>nd</sup> by Fisher to recommend approval of the updated subdivision regulations. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

9. Motion by Chartier, 2<sup>nd</sup> by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:13 p.m.