

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 12, 2016**, at 7:00 o'clock p.m. at City Hall, 170 North 3rd Street, Springfield, Nebraska, which meeting will be open to the public. An agenda for such meeting kept continuously current 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 12, 2016

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the February 9, 2016 Planning Commission Meeting
5. Public Hearings
 - A. Preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified.
 - B. Application filed by Springfield Landing, LLC requesting a change of zoning classification from Agriculture Residential to Light Industrial for property legally described as the south approximate eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug Road to the south and generally located on the northwest corner of Pflug Road and South 138th Street.
6. New Business
 - A. Preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified.
 - B. Application filed by Springfield Landing, LLC requesting a change of zoning classification from Agriculture Residential to Light Industrial for property legally described as the south approximate eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to

the north and Pflug Road to the south and generally located on the northwest corner of Pflug Road and South 138th Street.

7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
April 12, 2016**

1. Meeting called to order at 7:00 p.m.
2. Present: Sue Peplow, Jim Opitz, Mike Herzog, Elizabeth Chartier, David Kulm.
Absent: Joe Parr, Jerry Webster
3. Motion by Peplow, 2nd by Chartier to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Herzog, 2nd by Kulm to approve February 9, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Kulm, 2nd by Herzog to open public hearing to consider approval of preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified. Ayes: All. Nays: None. Public hearing opened at 7:01 p.m.

David Potter, City Planner with JEO Consulting Group, noted the extent of county wide involvement for this project is comprised of engineers, developers, and Sarpy County officials. All involved want to ensure the future land use will be accommodated in the above described application, including future expansion of sewer and allowing for the dedication of easement.

David Mangelson, 12605 Fairview Court, Springfield, Nebraska, said his intention is to always live in Sarpy County. With the development of the proposed lots, his children would be able to raise their families in the same lifestyle allowed them in their youth. Mangelson identified the 8 lots in the plot. Three in the back would be occupied by his children while the smaller lots in front would be sold individually. Mangelson's goal is to maintain the appearance and esthetics that currently exist in Fairview Heights.

Scott Loos, Civil Engineer with Lamp Rynearson & Associates, stated facts regarding current zoning regulations and felt this was not a pro-typical subdivision. The goal is to grade for a simple subdivision.

Peplow asked for confirmation that the three back lots would have access via 132nd Street with permanent easements to provide a corridor for utilities and the smaller lots up front would be sold individually.

Herzog expressed concern about future changes and understanding the request to modify the easement from 50' to 66'.

Potter stated the 66' easement would adapt and allow for future sewer lines and the possibility of connecting to other pieces of property.

Loos stated the Mangelson's would consider making provisions to accommodate sewer connections.

Potter proposed the final plat would address easement issues and encouraged Loos and Mangelson to work with staff to resolve any issues.

Loos indicated it would take approximately one month to provide the preliminary plat with requested updates.

Opitz suggested the public hearing be tabled until the May 10, 2016 meeting with recommendations subject to conditions in the staff report.

No further questions or comments were made.

Motion by Kulm, 2nd by Peplow to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:46 p.m.

- B. Motion by Kulm, 2nd by Chartier to open public hearing to consider approval of the application filed by Springfield Landing, LLC requesting a change of zoning classification from Agriculture Residential to Light Industrial for property legally described as the south approximate eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug Road to the south and generally located on the northwest corner of Pflug Road and South 138th Street. Ayes: All. Nays: None. Public hearing opened at 7:48 p.m.

Potter remarked the change in future land use from Agriculture Residential to Light Industrial would allow the property owner to construct storage units consistent with the proposed future land use.

Howard Engberg, 13903 Pflug Road, inquired as to the type of building the storage units would consist of.

Potter enlightened the public on specific requirements regarding set-backs, brick frontage and landscaping that would be adhered to. Potter addressed public concerns on previous properties that were established prior to the current zoning ordinances.

Kathy Bruning, 505 Maple Street, expressed concern that the storage units would not offer a welcoming feeling to encourage families to move from Springfield.

Potter stated the self-storage units are currently listed under Permitted Use requirements but could possibly change to Conditional Use in the future allowing the opportunity for other purposes on the property.

Pat Medick, 580 Spruce Street, feels she is caught in the middle.

Enberg stated he prefers storage units at the location rather than houses or apartments in the area.

No further questions or comments were made.

Motion by Kulm, 2nd by Herzog to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 8:00 p.m.

6. New Business

- A. Motion by Kulm, 2nd by Herzog to table the request to accept the preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified until the May 10, 2016 meeting. Ayes: All. Nays: None. Motion carried.

- B. Motion by Peplow, 2nd by Herzog to recommend approval of the application filed by Springfield Landing, LLC requesting a change of zoning classification from Agriculture Residential to Light Industrial for property legally described as the south approximate eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug Road to the south and generally located on the northwest corner of Pflug Road and South 138th Street. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

9. Motion by Chartier, 2nd by Herzog to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 8:03 p.m.