

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 14, 2015**, 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 14, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the March 10, 2015 Planning Commission Meeting
5. Public Hearings
 - A. **Public Hearing Tabled March 10, 2015.** Conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska
 - B. Amendment to Section 2.04 "Applicability" of the Springfield Subdivision Regulations
 - C. Conditional use permit renewal application filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned Light Industrial
6. New Business
 - A. Amendment to Section 2.04 "Applicability" of the Springfield Subdivision Regulations
 - B. Conditional use permit renewal application filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned Light Industrial
7. Old Business

- A. **Tabled March 10, 2015.** Conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska
- 8. Reports and Recommendations
- 9. Adjournment

**Planning Commission Minutes
April 14, 2015**

- 1. Called meeting to order at 7:00 p.m.
- 2. Present: Roy Swenson, Jim Opitz, Joe Parr, David Kulm, Sue Peplow, Elizabeth Chartier. Absent: Jerry Webster.
- 3. Motion by Peplow, 2nd by Chartier to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Opitz, 2nd by Kulm to approve March 10, 2015 minutes. Ayes: All. Nays: None. Motion carried.
- 5. Public Hearings
 - A. Swenson resumed the continuation of public hearing tabled from the March 10, 2015 meeting at 7:01 p.m. regarding the conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska. Nebraska Department of Roads and Springfield City Council waived the front yard setback requirement for Heritage Homes as per Springfield Zoning Regulation 4.10.03. No one from the public spoke in favor of or in opposition to the application. Motion by Kulm, 2nd by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:11 p.m.
 - B. Motion by Kulm, 2nd by Peplow to open the public hearing at 7:12 p.m. to amend Section 2.04 "Applicability" of the Springfield Subdivision Regulations exempting the division of land for agricultural purposes, when the smallest parcel created is more than ten acres in area and does not involve a new street, from the subdivision regulations. Staff recommended making applicable changes. No one from the public spoke in favor

of or in opposition to the application. Motion by Opitz, 2nd by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:17 p.m.

- C. Motion by Peplow, 2nd by Parr to open the public hearing at 7:17 p.m. to consider a conditional use permit renewal application filed by, applicants, and Williams Enterprises LLC, property owner, for fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned Light Industrial. Williams reported there have been no changes since original permit was granted. David Potter with JEO Consulting Group reported that the property falls within the new Highway Corridor Overlay District so any new additions or buildings will need to meet corridor regulations. Staff recommended approval of the renewal. No one from the public spoke in favor of or in opposition to the application. Motion by Kulm, 2nd by Opitz to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:20 p.m.

- 6. A. Motion by Opitz, 2nd by Parr to recommend amending Section 2.04 "Applicability" of the Springfield Subdivision Regulations. Ayes: All. Nays: None. Motion carried.

- B. Motion by Opitz, 2nd by Parr to recommend approval of the conditional use permit renewal application filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned Light Industrial. Ayes: All. Nays: None. Motion carried.

- 7. A. Motion by Peplow, 2nd by Kulm to recommend approval of a 3 year Conditional Use Permit, rather than 5 year as requested, to Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, contingent upon the applicant and owner adhering to Nebraska Department of Roads requirements and conforming to zoning ordinances. Ayes: All. Nays: None. Motion carried.

- 8. There were no additional reports and recommendations.

- 9. Motion by Chartier, 2nd by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:32 p.m.

Andie Ledenbach
Planning Commission Clerk