

## 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, August 9, 2016**, 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 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 August 9, 2016

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the June 14, 2016 Planning Commission Meeting
5. Public Hearings
  - A. Final 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132<sup>nd</sup> Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
6. New Business
  - A. Final 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132<sup>nd</sup> Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes  
August 9, 2016

1. Meeting called to order at 7:00 p.m.
2. Present: David Kulm, Elizabeth Chartier, Michael Herzog, Jim Opitz, Jerry Webster, Joe Parr.  
Absent: Sue Peplow
3. Motion by Herzog, 2<sup>nd</sup> by Webster to approve meeting agenda.
4. Motion by Chartier, 2<sup>nd</sup> by Parr to approve June 14, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearing
  - A. Motion by Webster, 2<sup>nd</sup> by Herzog to open public hearing to consider application of final 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132<sup>nd</sup> 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.

City Administrator, Kathleen Gottsch, informed the commission the applicant was in attendance. Opitz referred to the Staff Report submitted by City Planner, David Potter, and asked if there were questions. Herzog inquired when construction would begin if the final plat was approved. David Mangelsen, property owner, anticipates breaking ground spring 2017 and expects to proceed quickly with construction. Mangelsen commented he has had considerable interest in the four 5 acre lots being sold at the front of the property. Gottsch noted Sarpy County Public Works restricts multiple turn points directly off 132<sup>nd</sup> Street for the four lots. Therefore, the lots will use access easements that will be constructed for entry to individual homes.

Scott Loos, Lamp, Rynearson & Associates Senior Project Manager, noted the arterial roadway will provide access to lots 5, 6, 7 & 8. There are currently two entrances on the north and south side of the property. Herzog noted these are not used on a daily basis and would be unable to accommodate consistent traffic flow. They strictly provide access to farmland two to three times annually for agricultural purposes.

Gottsch pointed out the language used in the subdivision agreement will be documented specifically as to requirements for each piece of land. All requirements will coincide. A title search of the land will show requirements and the subdivision agreement will be recorded with the register of deeds.

Mangelsen stated the maintenance of the access road will be provided by the Mangelsen family and an HOA will not be required by residents.

Gottsch stated all the details of construction, maintenance, etc. will need to be addressed and included in the Subdivision Agreement.

Gottsch suggested the Planning Commission recommend approval contingent upon conditions stated in the staff report.

No further questions or comments were made.

Motion by Herzog, 2<sup>nd</sup> by Parr to close the public hearing. Ayes: All. Nays: None. Public hearing closed at 7:23 p.m.

6. New Business

A. Motion by Kulm, 2<sup>nd</sup> by Webster to recommend approval of the final 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132<sup>nd</sup> Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified by city staff and written to include building setbacks and applicable language as recommended, with conditions as stated in the staff report. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendation: None.

9. Motion by Herzog, 2<sup>nd</sup> by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:24 p.m.