

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, December 12, 2017**, 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 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 December 12, 2017

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the November 14, 2017 Planning Commission Meeting
5. Public Hearings
 - A. **Continued from November 14 Meeting.** Preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
 - B. Amendment to Section 4.14.10 of the Springfield Zoning Ordinance, amending the maximum allowable size of accessory structures depending upon the size of the property
6. New Business
 - A. Amendment to Section 4.14.10 of the Springfield Zoning Ordinance, amending the maximum allowable size of accessory structures depending upon the size of the property
7. Old Business
 - A. Preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
December 12, 2017**

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Jerry Webster, Elizabeth Chartier, Sue Peplow
Absent: Dave Kulm, Joe Parr
3. Motion by Peplow, 2nd by Webster to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Chartier, 2nd by Webster to approve November 14, 2017 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Webster, 2nd by Chartier to continue public hearing from November 14, 2017 meeting to consider approval of the application of preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

City Administrator, Kathleen Gottsch, explained details of the proposed changes and the recent request by Sarpy County Engineer Manager, Pat Dowse, to increase the right of way to 50'. Opitz inquired if this increase would affect existing homes on the property. Gottsch stated that it would affect existing homes as well as future changes to the property. Gottsch noted sub division regulations are in the process of being established and upon completion will be sent to council for approval.

No further questions or comments were made. Motion by Webster, 2nd by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:04 p.m.

- B. Motion by Webster, 2nd by Peplow to open public hearing to consider changing Section 4.14.10 of the Springfield Zoning Ordinance, amending the maximum allowable size of accessory structures depending upon the size of the property. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:05 p.m.

Gottsch noted the maximum allowable size of accessory structures will be based on size of actual property and cannot exceed the size of the principal structure on the property. She further stated the size of the detached structure will increase as property size increases and setback guidelines for specific zoning districts will still need to be adhered to.

No further questions or comments were made. Motions by Peplow, 2nd by Webster to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:08 p.m.

6. New Business

- A. Motion by Peplow, 2nd by Webster to recommend approval to amend Section 4.14.10 of the Springfield Zoning Ordinance, amending the maximum allowable size of accessory structures depending upon the size of the property. Ayes: All. Nays: None. Motion carried.

7. Old Business

- A. Motion by Peplow, 2nd by Webster to recommend approval of the preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified contingent upon applicant working with Sarpy County to address concerns and questions that may arise from the easement change. Ayes: All. Nays: None. Motion carried.

8. Reports and Recommendations: None.

9. Motion by Chartier, 2nd by Webster to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:16 p.m.