

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, February 10, 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 February 10, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the December 9, 2014 Planning Commission Meeting
5. Public Hearings
 - A. 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
6. New Business
 - A. 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
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
February 10, 2015**

1. Called meeting to order at 7:00 p.m.
2. Present: Roy Swenson, Jerry Webster, Jim Opitz, Dave Kulm, Elizabeth Chartier, Sue Peplow.
Absent: Joe Parr
3. Motion by Kulm, seconded by Webster to approve the meeting agenda. Ayes: All. Nays: None.
4. Motion by Chartier, seconded by Opitz to approve the December 9, 2014 minutes. Ayes: All.
Nays: None.
5. Motion by Kulm, seconded by Webster to open a public hearing for discussion of granting a three year conditional use permit 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. Public hearing opened at 7:04 p.m. Ayes: All. Nays: None. Motion carried.

City Planner, Dave Potter with JEO Consulting Group, reviewed the application and informed the Planning Commission of necessary requirements regarding the front yard setback waiver, the standards of the conditional use permit and the determination of proposed structure in the floodplain development permit.

No one from the public spoke in opposition to or in favor of the conditional use permit filed by Heritage Homes.

Opitz inquired if adjacent businesses had any objections. There have been none that Potter is aware of.

6. Potter recommended the Planning Commission table any action until the March 10, 2015 Planning Commission meeting to allow additional time for the Nebraska Department of Roads to give final recommendations.

The public hearing will remain open for discussion at the March 10, 2015 Planning Commission meeting.

Motion by Opitz, seconded by Kulm to table any action regarding the conditional use permit filed by Heritage Homes until the March 10, 2015 Planning Commission meeting. Ayes: All. Nays: None. Motion carried.

7. There was no old business to report.

8. Potter encouraged board members to consider attending the Nebraska Planning and Zoning Association annual conference held in Kearney on March 25, 26, 27, 2015. Any members interested will contact City Hall.
9. Motion to adjourn by Webster, seconded by Chartier. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:21 p.m.

Andie Ledenbach
Planning Commission Clerk