

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 14, 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 February 14, 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 8, 2016 Planning Commission Meeting
5. Appoint Officers – Chairman (Jim Opitz), Vice-Chairman (Jerry Webster), Secretary (Elizabeth Chartier)
6. Public Hearings
 - A. A conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska
 - B. A replat (Lots 1-128 and Outlots A-J, Springfield Pines Replat 1) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the northwest corner of 132nd and Main Streets
 - C. A preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6th P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144th Street
7. New Business
 - A. A conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska

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- 8. Old Business
 - 9. Reports and Recommendations
 - 10. Adjournment

Planning Commission Minutes
February 14, 2017

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Joe Parr, Jerry Webster, Jim Opitz, Elizabeth Chartier, Sue Peplow, David Kulm.
Absent: None
- 3. Motion by Kulm, 2nd by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Kulm, 2nd by Webster to approve November 8, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
- 5. Motion by Kulm, 2nd by Webster to appoint Jim Opitz, Chairperson, Jerry Webster, Vice Chairperson and Elizabeth Chartier, Secretary, for a one year term. Ayes: All. Nays: None. Motion carried.
- 6. Public Hearings
 - A. Motion by Webster, 2nd by Peplow to open public hearing to consider a conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska. Ayes: All. Nays: None. Public hearing opened at 7:02 p.m.

City Administrator, Kathleen Gottsch, submitted a letter and photo to the commission members from Springfield Artworks, a Main Street business owner, pertaining to parking concerns. Gottsch noted Mr. Hans has been made aware of the parking issues in the alley of the property. While parking lines have been painted for tenants parking use, Hans is not enforcing that tenants park their vehicles within the designated space. Kulm stated he recently drove down the alley in question and observed the vehicle in the photo and noted it was not parked within the parking space lines. The commission has concerns with adequate parking being provided for

tenants and questioned if tenants should be required to park on 2nd Street. Gottsch commented that city zoning regulations require off street parking for all tenants.

Gottsch reiterated, in order to be approved for a Conditional Use Permit, specific guidelines must be met. Staff recommended continuing public hearing until the March 14, 2017 meeting allowing Hans to meet criteria requested. Motion by Peplow, 2nd by Webster to continue public hearing until the March 14, 2017 meeting. Ayes: All. Nays: None. Motion carried.

B. Motion by Webster, 2nd by Parr to open public hearing to consider a replat (Lots 1-128 and Outlots A-J, Springfield Pines Replat 1) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the northwest corner of 132nd and Main Streets. Ayes: All. Nays: None. Public hearing opened 7:11 p.m.

Gottsch reported the original plat included three different lot sizes. Builders were not interested in building smaller homes on the smaller lot size. Gene Graves developer of Springfield Pines needed to increase lot sizes to accommodate builder requests. This change affected interior lines only. Staff recommended approval of the replat. No further questions or comments were made. Motion by Webster, 2nd by Peplow to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:13 p.m.

C. Motion by Chartier, 2nd by Parr to open public hearing to consider a preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6th P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144th Street. Ayes: All. Nays: None. Public hearing opened at 7:14 p.m.

Gottsch reported that requested updated materials had not been received. Preliminary and final plat lot lines do not match.

Webster commented NDOR will review the application and has final say regarding access points onto Highway 50.

Staff recommended public hearing be continued allowing property owner time to submit corrected plats and updated materials. No other questions or comments were made. Motion by Peplow, 2nd by Webster to continue public hearing until the March 14, 2017 meeting. Ayes: All. Nays: None. Motion carried.

7. New Business

A. Motion by Peplow, 2nd by Kulm to table action recommending approval of conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, until the March 14, 2017 meeting allowing property owner adequate time to address parking issues and submit an operations and maintenance plan. Ayes: All. Nays: None. Motion carried.

B. Motion by Webster, 2nd by Parr to approve replat (Lots 1-128 and Outlots A-J, Springfield Pines Replat 1) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the northwest corner of 132nd and Main Streets. Ayes: All. Nays: None. Motion carried.

C. Motion by Peplow, 2nd by Webster to table action on approval of preliminary and final plats (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6th P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144th Street, until the March 14, 2017 meeting. Ayes: All. Nays: None. Motion carried.

8. Old Business

Opitz commented the commission is still in need of one regular and one alternate member. He encouraged Planning Commission Members to continue to search for individuals to fill vacant commission positions. Individuals are required to live within Springfield city limits.

9. Reports and Recommendations: None

10. Motion by Webster, 2nd by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:24 p.m.