

## 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 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 February 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 January 12, 2016 Planning Commission Meeting
5. Public Hearings
  - A. Application filed by Springfield Landing, LLC, applicant and owner, amending the Springfield Comprehensive Plan and changing the future land use designation from Medium Density Residential to Industrial on the south eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug road to the south and generally located on the northwest corner of Pflug Road and South 138<sup>th</sup> Street.
6. New Business
  - A. Application filed by Springfield Landing, LLC, applicant and owner, amending the Springfield Comprehensive Plan and changing the future land use designation from Medium Density Residential to Industrial on the south eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug road to the south and generally located on the northwest corner of Pflug Road and South 138<sup>th</sup> Street.
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes**  
**February 9, 2016**

1. Meeting called to order at 7:00 p.m.
2. Present: Elizabeth Chartier, David Kulm, Joe Parr, Jerry Webster, Jim Opitz, Mike Herzog.  
Absent: Sue Peplow
3. Motion by Webster, 2<sup>nd</sup> by Parr to approve meeting agenda.
4. Motion by Kulm, 2<sup>nd</sup> by Webster to approve January 12, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Motion by Kulm, 2<sup>nd</sup> by Herzog to open public hearing to consider an application filed by Springfield Landing, LLC, applicant and owner, amending the Springfield Comprehensive Plan and changing the future land use designation from Medium Density Residential to Industrial on the south eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug road to the south and generally located on the northwest corner of Pflug Road and South 138<sup>th</sup> Street. Ayes: All. Nays: None. Public hearing opened at 7:00 p.m.

Dan Williams, applicant and owner of the above mentioned property, distributed photos and maps explaining the request to rezone his property from Medium Density Residential to Industrial, allowing the construction of high end storage units, heated and non-heated at this location. Williams is aware and will meet the Highway 50 Corridor design guidelines.

Chartier inquired about the potential flood plain. Williams informed the commission the buildings would be 15' to 20' above the existing drainage ditch therefore he did not foresee any issues. He indicated trees would be planted along the border of this area.

No further questions or comments were made.

Motion by Webster, 2<sup>nd</sup> by Herzog to close public hearing. Ayes: All. Nays: All. Public hearing closed at 7:11 p.m.

6. Motion by Kulm, 2<sup>nd</sup> by Webster to recommend approval of the application filed by Springfield Landing, LLC, applicant and owner, amending the Springfield Comprehensive Plan and changing the future land use designation from Medium Density Residential to Industrial on the south eleven acres of Tax Lot 18, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, bordered by the existing drainage ditch to the north and Pflug road to the south and generally located on the northwest corner of Pflug Road and South 138<sup>th</sup> Street with conditions as stated in the staff report. Ayes: All. Nays: None. Motion carried.
7. Old Business: None
8. Reports and Recommendations: None
9. Motion by Webster, 2<sup>nd</sup> by Parr to adjourn. Ayes: All. Nays: None. Meeting adjourned at 7:13 p.m.