

## 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, January 12, 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 January 12, 2016

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the October 13, 2015 Planning Commission Meeting
5. Public Hearings
  - A. Revised preliminary plat (Lots 1-286 and Outlots A-M, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - B. Final plat (Lots 1-128 and Outlots A-I, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
6. New Business
  - A. Revised preliminary plat (Lots 1-286 and Outlots A-M, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - B. Final plat (Lots 1-128 and Outlots A-I, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - C. Approve the regular Planning Commission meeting calendar for 2016
  - D. Elect Planning Commission Officers for 2016
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes**  
**January 12, 2016**

1. Meeting called to order at 7:00 p.m.
2. Present: Mike Herzog, Jim Opitz, Elizabeth Chartier, Joe Parr, Jerry Webster, David Kulm.  
Absent: Sue Peplow
3. Motion by Opitz, 2<sup>nd</sup> by Chartier to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Parr, 2<sup>nd</sup> by Opitz to approve October 13, 2015 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Motion by Kulm, 2<sup>nd</sup> by Chartier to combine items A. and B. and open public hearing to consider a revised preliminary plat (Lots 1-286 and Outlots A-M, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road, and a final plat (Lots 1-128 and Outlots A-I, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road. Ayes: All. Nays: None. Public hearing opened at 7:01 p.m.

Larry Jobeun, attorney for the applicant GDR, introduced Eric Galley, Project Engineer with Olsson Associates, and Gene Graves, Managing Member of GDR.

Jobeun and Galley presented an updated and revised plan of Lots 1-286 and Outlots A-M, Springfield Pines. There are minor roadway changes with access to three cul-de-sacs. The trail will remain 8' wide concrete as originally proposed. Jobeun stated earthwork will be executed on the east ridgeline to accommodate and meet the grade of the existing water transmission line.

David Potter, City Planner with JEO Consulting Group, noted traffic flow will remain consistent with original plan dedicating left and right turn lanes on Platteview Road. Potter reiterated all lots shall have sidewalks along each street right-of-way. Potter advised the subdivision agreement be updated and presented to city council with staff recommendations.

Jobeun and Graves estimate grading will begin early spring with construction commencing early fall 2016.

Graves indicated price range of homes will be \$300,000 and up. GDR will retain architectural control.

No further questions or comments were made.

Motion by Kulm, 2<sup>nd</sup> by Opitz to close public hearing. Ayes: All. Nays: None. Public hearing closed at 7:18 p.m.

6. New Business

- A. Motion by Opitz, 2<sup>nd</sup> by Parr to recommend approval of the revised preliminary plat (Lots 1-286 and Outlots A-M, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road with conditions as stated in the staff report, and approval of the requested waiver to local streets right-of-way width. Ayes: All. Nays: None. Motion carried.
- B. Motion by Kulm, 2<sup>nd</sup> by Parr to recommend approval of final plat (Lots 1-128 and Outlots A-I, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 48.36 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road with conditions as stated in the staff report. Ayes: All. Nays: None. Motion carried.
- C. Motion by Kulm, 2<sup>nd</sup> by Chartier to approve Planning Commission 2016 meeting calendar. Ayes: All. Nays: None. Motion carried.
- D. Motion by Kulm, 2<sup>nd</sup> by Herzog to nominate Jim Opitz as Planning Commission Chairman, Jerry Webster, Vice Chairman, Elizabeth Chartier, Secretary for 2016. Ayes: All. Nays: All. Motion carried.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Parr, 2<sup>nd</sup> by Opitz to adjourn. Ayes: All. Nays: None. Meeting adjourned at 7:25 p.m.