

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, July 10, 2018**, 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 July 10, 2018

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the June 12, 2018 Planning Commission Meeting
5. Public Hearings
 - A. Final plat (Lots 1-5, Cockerill Addition Replat 1) of a subdivision located in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 144.85 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
6. New Business
 - A. Final plat (Lots 1-5, Cockerill Addition Replat 1) of a subdivision located in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 144.85 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
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
July 10, 2018

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Jerry Webster, Dave Kulm, Sue Peplow, Elizabeth Chartier
Absent: Kyle Fisher, Joe Parr
3. Motion by Chartier, 2nd by Webster to approve meeting agenda. Ayes: All. Nays: None.
Motion carried.
4. Motion by Peplow, 2nd by Webster to approve June 12, 2018, Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearing
 - A. Motion by Webster, 2nd by Kulm to open a public hearing to consider the final plat (Lots 1-5, Cockerill Addition Replat 1) of a subdivision located in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 144.85 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 7:01 p.m.

Kathleen Gottsch, City Administrator, stated the final plat is a follow-up to the preliminary plat previously submitted that was approved by the City Council at the July 5, 2018, meeting. Gottsch noted the City Council and Sarpy County Public Works requested the new lots be outlined in bold to clearly determine the difference between original lots and new lots.

Chartier inquired as to where the private street would be located. Gottsch informed the Commission that the access easement shown on the plat will serve as the private street to allow the back lots access to 132nd Street. The subdivision agreement will outline construction and maintenance responsibilities for the access easement.

Peplow questioned the setback requirements for the two existing homes on the property. Gottsch commented the homes will be allowed to stay where they are currently located and improvements can be made to them as necessary, so long as the non-conformity is not increased. She noted that in the event of a natural disaster or if the homes are destroyed by any other means, the existing homes will not be allowed to be reconstructed in the same location. New homes will need to meet current setback requirements.

No further comments or questions were made. Motion by Webster, 2nd by Kulm to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

6. New Business

A. Motion by Peplow, 2nd by Webster, to recommend approval of final plat (Lots 1-5, Cockerill Addition Replat 1) of a subdivision located in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 144.85 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, with suggested staff corrections and the city engineer's approval. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

9. Motion by Chartier, 2nd by Kulm to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:06 p.m.

Andie Ledenbach
Planning Commission Clerk