

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 14, 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 July 14, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the May 12, 2015 Planning Commission Meeting
5. Public Hearings
 - A. Application filed by Gene Graves, Managing Member of GDR, LLC, applicant, and Mahloch Family Partnership, LTD, owner, requesting a change of zoning classification from (a) R87 Single-Family Residential to R50 Two-Family Residential on Lots 1-268 and Outlots A-J, (b) R87 Single-Family Residential to R-30 General Family Residential on Lot 269, and (c) R87 Single-Family Residential to MU Mixed Use on Lot 270, all in Springfield Pines, a subdivision in Sarpy County, Nebraska; and
 - B. Preliminary plat (Lots 1-270 and Outlots A-J, Springfield Pines) 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 Platteview Road; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified; and
 - C. Expansion of extraterritorial jurisdiction to include land the City of Springfield has requested Sarpy County cede to Springfield and which Sarpy County is considering to cede to Springfield, legally described within Springfield Resolutions 2015-13 and 2015-14; and
 - D. Complete update to the Springfield Future Land Use Map based on city's expanded jurisdiction; and
 - E. Complete update to the Springfield Zoning Map based on city's expanded jurisdiction.
6. New Business
 - A. Application filed by Gene Graves, Managing Member of GDR, LLC, applicant, and Mahloch Family Partnership, LTD, owner, requesting a change of zoning classification from (a) R87 Single-Family Residential to R50 Two-Family Residential on Lots 1-268 and Outlots A-J, (b) R87 Single-

Family Residential to R-30 General Family Residential on Lot 269, and (c) R87 Single-Family Residential to MU Mixed Use on Lot 270, all in Springfield Pines, a subdivision in Sarpy County, Nebraska; and

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C. Expansion of extraterritorial jurisdiction to include land the City of Springfield has requested Sarpy County cede to Springfield and which Sarpy County is considering to cede to Springfield, legally described within Springfield Resolutions 2015-13 and 2015-14; and

D. Complete update to the Springfield Future Land Use Map based on city's expanded jurisdiction; and

E. Complete update to the Springfield Zoning Map based on city's expanded jurisdiction.

7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
July 14, 2015**

1. Meeting called to order at 7:00 p.m.
2. Present: Roy Swenson, Elizabeth Chartier, Jim Opitz, Joe Parr, Jerry Webster, David Kulm

Absent: Sue Peplow
3. Motion by Opitz, 2nd by Kulm to approve July 14, 2015 Planning Commission agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Opitz, 2nd by Chartier to approve minutes of the May 12, 2015 Planning Commission meeting. Ayes: All. Nays: None. Motion carried.
5. Public Hearings

A. Motion by Opitz, 2nd by Kulm to open public hearing to approve the application filed by Gene Graves, Managing Member of GDR, LLC, applicant, and Mahloch Family Partnership, LTD, owner, requesting a change of zoning classification from (a) R87 Single-Family Residential to R50 Two-Family Residential on Lots 1-268 and Outlots A-J, (b) R87 Single-Family Residential to R-30 General Family Residential on Lot 269, and (c) R87 Single-Family Residential to MU Mixed Use

on Lot 270, all in Springfield Pines, a subdivision in Sarpy County, Nebraska. Ayes: All. Nays: None. Public hearing opened at 7:01 p.m.

Larry Jobeun, attorney for GDR, requested Agenda Item 5 and 6 be combined since they are similar in nature. Chairperson Swenson denied the request.

Mr. Rick Harrison, architect and land planning consultant for GDR, presented a power point presentation of the proposed development pointing out special features implemented into the design. The proposed design is to have an 8' wide trail throughout the development, as well as unique sidewalk and street designs encouraging safety and maintaining flow while expanding space and view.

Swenson opened the floor to additional comments or questions.

Opitz asked if fire and rescue had seen the plan. Kathleen Gottsch, City Administrator, reported she had spoken to Fire Chief Jason Lutz but has not received any feedback. Gottsch will follow up with him prior to final approval.

Debra Pope, 1050 N. 4th Avenue, inquired about the plans for home sites, commercial and multifamily dwellings.

Harrison addressed concerns. The anticipated cost will be \$250,000-\$300,000 per home. Any retail/commercial will not devalue current homes or proposed new homes.

Sandy Larson, 910 N. 5th Avenue, expressed concern about underground springs and lot sizes.

Jeff Lake with Olsson Associates stated technical evaluations will be performed to intercept spring issues.

GDR attorney, Larry Joeun addressed the request for zone change from R87 to R50.

Diane Bishop, 940 N. 5th Avenue, questioned single family dwelling change to two family dwelling and dust from construction becoming a problem for nearby residents with respiratory problems.

Jerry Akins, 675 Elm Street, inquired about the change in zoning from R87 to R50 creating smaller lots.

Jobeun explained R50 and R87 zoning differences.

Lake informed the public that EPA guidelines and air quality requirements will be followed.

Stan Jewett, 995 N. 4th Street, inquired if traffic signals have been addressed. He also expressed concern that the new retail area will affect the current downtown district.

Lake indicated the development will have traffic studies performed prior to final plat approval. The new proposed retail area is consistent with the city's updated comp plan.

Roger McCauley, 695 N. 6th Street, inquired about expansion of Platteview Road to 4 or 6 lanes and accommodating proposed development entrances.

Lake stated that a traffic study will be performed prior to final plat.

Kathleen Gottsch, City Administrator, stated the city has requested Platteview Road swing south of town depending upon the type of roadway it becomes.

Gottsch clarified zoning differences between R87 and R50 districts.

Pam Santee, 460 Platteview Drive, inquired about sewer treatment plant capacity, current flooding issues with storm sewers and water supply.

Lake stated Phase 1 would add a lift station pumping to Main Street, adding the current sewer plant can accommodate this growth. Phase 2 of the project will have a retention pond.

Gottsch reported that Springfield's current water supply can handle Phase 1 of the project. A viable well site is an ongoing priority for the city.

Jeff Bogatz, 955 N. 5^h Avenue, expressed concern that the retention pond will be close to his backyard.

Lake stated the pond should have no impact on adjacent properties and additional green space will be incorporated into plan.

Mick Kriefels, 595 Elm Street, requested the water concerns be addressed before development.

Jobeun acknowledged any issues will be addressed and resolved prior to development.

Geri Matthies, 195 N. 8th Street, asked what would happen to the proposed school site if the school does not build on it.

Graves stated the land will be used to develop additional homes if not used for the proposed school.

No other public comments or questions.

Motion by Kulm, 2nd by Parr to close public hearing. Ayes: All. Nays: None. Public hearing closed at 8:26 p.m.

5. B. Motion by Opitz, 2nd by Parr to open Public Hearing to discuss preliminary plat (Lots 1-270 and Outlots A-J, Springfield Pines) 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 Platteview Road; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified. Ayes: All. Nays: None. Public Hearing opened at 8:27 p.m.

Jobuen stated all items are the same as 5A with the exception of the sidewalk waiver requesting sidewalks be on one side of the street rather than both sides.

Gottsch stated it was the City's understanding the sidewalk waiver request would not be submitted and current sidewalk ordinances would be adhered to. Jobuen, Harrison and Graves agreed to remove the sidewalk waiver request.

Gene Stoltenberg, 14812 S. 96th Street, inquired about a new school bus entrance creating congestion. He also asked about the possibility of a third lane on Platteview Road.

Lake informed the public that they are performing studies to best accommodate bus and vehicle traffic. Details are not finalized at this time. Traffic studies are underway to consider a third lane on Platteview Road.

No other public comments or questions.

Motion by Kulm, 2nd by Webster. Public hearing closed at 8:38 p.m.

5. C., D. & E.

Kathleen Gottsch, City Administrator, reported that the Sarpy County Board of Commissioners denied Springfield and Papillion's requests to cede jurisdiction. Gottsch also informed the Planning Commission that the City of Papillion filed a temporary restraining order against the City of Springfield temporarily restraining the city from conducting any business at this meeting which would advance its passage of Springfield Ordinance Nos. 885, 886, and 887, or any other business related to the extension of its extraterritorial jurisdiction. Therefore, the scheduled public hearings were not opened, no comments were received and no action was taken.

6. New Business

A. Motion by Opitz, 2nd by Parr to approve application filed by Gene Graves, Managing Member of GDR, LLC, applicant, and Mahloch Family Partnership, LTD, owner, requesting a change of zoning classification from (a) R87 Single-Family Residential to R50 Two-Family Residential on Lots 1-268 and Outlots A-J, (b) R87 Single-Family Residential to R-30 General Family Residential on Lot 269, and (c) R87 Single-Family Residential to MU Mixed Use on Lot 270, all in Springfield Pines, a subdivision in Sarpy County, Nebraska. Ayes: All. Nays: None. Motion carried.

B. Motion by Optiz, 2nd by Webster to approve preliminary plat (Lots 1-270 and Outlots A-J, Springfield Pines) 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 Platteview Road; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified. Ayes: All. Nays: None. Motion carried.

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7. Old Business: None
8. Reports and Recommendations: None
9. Motion by Kulm, 2nd by Webster to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 8:40 p.m.