

## 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, June 12, 2018**, 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 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 June 12, 2018

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the May 8, 2018 Planning Commission Meeting
5. Public Hearings
  - A. Conditional use permit application filed by Silex Group, LLC, applicant, and Beulah M. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as Tax Lot 5, a tract of land in the Northwest Quarter of the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southeast corner of Fairview Road and 150<sup>th</sup> Street, occupying approximately 11 acres of the 76.18 acre parcel
  - B. Preliminary 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, containing 144.85 acres, more or less, and generally located at 17301 South 132<sup>nd</sup> Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
6. New Business
  - A. Conditional use permit application filed by Silex Group, LLC, applicant, and Beulah M. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as Tax Lot 5, a tract of land in the Northwest Quarter of the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6<sup>th</sup>

P.M., Sarpy County, Nebraska, and generally located on the southeast corner of Fairview Road and 150<sup>th</sup> Street, occupying approximately 11 acres of the 76.18 acre parcel

- B. Preliminary 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, containing 144.85 acres, more or less, and generally located at 17301 South 132<sup>nd</sup> 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  
June 10, 2018**

1. Meeting called to order at 7:00 p.m.

2. Present: Kyle Fisher, Jerry Webster, Dave Kulm, Sue Peplow, Elizabeth Chartier  
Absent: Jim Opitz, Joe Parr

3. Motion by Kulm, 2<sup>nd</sup> by Fisher to approve meeting agenda. Ayes: All. Nays: None. Motion carried.

4. Motion by Chartier, 2<sup>nd</sup> by Kulm to approve May 8, 2018 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.

5. Public Hearings

- A. Motion by Peplow, 2<sup>nd</sup> by Fisher to open a public hearing to consider a conditional use permit application filed by Silex Group, LLC, applicant, and Beulah M. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as Tax Lot 5, a tract of land in the Northwest Quarter of the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southeast corner of Fairview Road and 150<sup>th</sup> Street, occupying approximately 11 acres of the 76.18 acre parcel. Ayes: All. Nays: All. Motion carried. Public hearing opened at 7:02 p.m.

Kathleen Gottsch, City Administrator, stated that the new conditional use permit allows Silex time to move their business from the existing site on Hwy 50 to the new location. The conditional use permit on the Hwy 50 site expires at the end of 2018. Gottsch noted that Silex's proposed entrance off of Fairview Road is slightly to the east of 150<sup>th</sup> Street. If future development occurs to the west of Silex's site, they may be required to alter their access drive from Fairview Road to the newly extended 150<sup>th</sup> Street.

Joe Dethlefs, engineer with Thompson, Dressen & Dorner, Inc., representing Silex Group, LLC, stated Silex desires to work with the city to move from their existing location to the new location. He further commented that Silex is continuing to actively seek a permanent location but the proposed location will obtain a long-term lease from the property owner.

No further questions or comments were made. Motion by Kulm, 2<sup>nd</sup> by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:07 p.m.

- B. Motion by Fisher, 2<sup>nd</sup> by Kulm to open a public hearing to consider the preliminary 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, containing 144.85 acres, more or less, and generally located at 17301 South 132<sup>nd</sup> 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 7:08 p.m.

Gottsch stated that the previous Cockerill plat was withdrawn and resubmitted with five lots instead of four. She pointed out that the front yard setback for Lot 5 needs to be corrected to show the setback from the easement not the property line. Gottsch noted that Kildow originally agreed to maintain the access easement; however, all property owners will now share the maintenance expense. Staff recommends approval with changes.

No further questions or comments were made. Motion by Peplow, 2<sup>nd</sup> by Chartier to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:11 p.m.

## 6. New Business

- A. Motion by Kulm, 2<sup>nd</sup> by Fisher to recommend approval of a conditional use permit application filed by Silex Group, LLC, applicant, and Beulah M. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as Tax

Lot 5, a tract of land in the Northwest Quarter of the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southeast corner of Fairview Road and 150<sup>th</sup> Street, occupying approximately 11 acres of the 76.18 acre parcel. Ayes: All. Nays: None. Motion carried.

- B. Motion by Chartier, 2<sup>nd</sup> by Fisher to recommend approval of the preliminary 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 6<sup>th</sup> P.M., Sarpy County, Nebraska, containing 144.85 acres, more or less, and generally located at 17301 South 132<sup>nd</sup> Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified, with suggested staff corrections and city engineer's approval. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

9. Motion by Fisher, 2<sup>nd</sup> by Kulm to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:13 p.m.

Andie Ledenbach  
Planning Commission Clerk