

## 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 13, 2017**, 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 13, 2017

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the March 14, 2017 Planning Commission Meeting
5. Public Hearings
  - A. Amendments to Section 5.24 "FF/FW Flood Plain Overlay District" of the Springfield Zoning Ordinance adding floodway fringe fill restrictions
  - B. Amendments to Section 4.14 "Accessory Building and Uses" of the Springfield Zoning Ordinance adding R92 Single Family Residential Zoning District to Subsection 4.14.10 maximum number of accessory structures allowed
  - C. Amendments to Section 4.07 "Lot" of the Springfield Zoning Ordinance allowing a property owner to occupy an existing structure while constructing a new structure on the same property with restrictions as identified
6. New Business
  - A. Amendments to Section 5.24 "FF/FW Flood Plain Overlay District" of the Springfield Zoning Ordinance, adding floodway fringe fill restrictions
  - B. Amendments to Section 4.14 "Accessory Building and Uses" of the Springfield Zoning Ordinance, adding R92 Single Family Residential Zoning District to Subsection 4.14.10 maximum number of accessory structures allowed
  - C. Amendments to Section 4.07 "Lot" of the Springfield Zoning Ordinance, allowing a property owner to occupy an existing structure while constructing a new structure on the same property with restrictions as identified
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes  
June 13, 2017

1. Meeting called to order at 7:00 p.m.
2. Present: Joe Parr, Dave Kulm, Jim Opitz, Sue Peplow, Elizabeth Chartier.  
Absent: Jerry Webster
3. Motion by Chartier, 2<sup>nd</sup> by Peplow to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Parr, 2<sup>nd</sup> by Kulm to approve March 14, 2017 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings

- A. Motion by Parr, 2<sup>nd</sup> by Chartier to open public hearing to approve amendments to Section 5.24 "FF/FW Flood Plain Overlay District" of the Springfield Zoning Ordinance adding floodway fringe fill restrictions. Public hearing opened at 7:02 p.m.

Peplow inquired as to the benefits if approved. City Administrator, Kathleen Gottsch, stated that the city is part of the Southern Sarpy Watershed Partnership which requires that the city adopt storm water regulations. Fill in the floodway shall be limited to 25% of the floodway fringe in the floodplain development project area.

No further questions or comments were made.

Motion by Peplow, 2<sup>nd</sup> by Kulm to close public hearing. Ayes: All. Nays: None. Public hearing closed at 7:11 p.m.

- B. Motion by Kulm, 2<sup>nd</sup> by Parr to open public hearing to approve amendments to Section 4.14 "Accessory Building and Uses" of the Springfield Zoning Ordinance, adding R92 Single-Family Residential Zoning District to Subsection 4.14.10 maximum number of accessory structures allowed. Public hearing opened at 7:11 p.m.

Gottsch reviewed the staff report.

Motion by Kulm, 2<sup>nd</sup> by Parr to close public hearing. Ayes: All. Nays: None. Public hearing closed at 7:12 p.m.

- C. Motion by Parr, 2<sup>nd</sup> by Chartier to open public hearing to approve amendments to Section 4.07 "Lot" of the Springfield Zoning Ordinance allowing a property owner to occupy an existing structure while constructing a new structure on the same property with restrictions as identified.

Gottsch presented a scenario of a new home being constructed while the older home remained occupied during construction. This creates a need for city regulations to control removal of the older building after new construction is complete.

Chartier asked if this pertained to older situations. Gottsch stated this would be applicable to new structures only.

Motion by Peplow, 2<sup>nd</sup> by Kulm to close public hearing. Ayes: All. Nays: None. Public hearing closed at 7:15.

6. New Business

- A. Motion by Parr, 2<sup>nd</sup> by Peplow to recommend approval of amendments to Section 5.24 "FF/FW Flood Plain Overlay District" of the Springfield Zoning Ordinance, adding floodway fringe fill restrictions. Ayes: All. Nays: None. Motion carried.
- B. Motion by Kulm, 2<sup>nd</sup> by Parr to recommend approval of amendments to Section 4.14 "Accessory Building and Uses" of the Springfield Zoning Ordinance, adding R92 Single Family Residential Zoning District to Subsection 4.14.10 maximum number of accessory structures allowed. Ayes: All. Nays: None. Motion carried.
- C. Motion by Peplow, 2<sup>nd</sup> by Chartier to recommend approval of amendments to Section 4.07 "Lot" of the Springfield Zoning Ordinance, allowing a property owner to occupy an existing structure while constructing a new structure on the same property with restrictions as identified. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

- D. Motion by Kulm, 2<sup>nd</sup> by Peplow to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:17 p.m.