

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, March 10, 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 March 10, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the February 10, 2015 Planning Commission Meeting
5. Public Hearings
 - A. **Public Hearing Tabled February 10, 2015.** Conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska
6. New Business
7. Old Business
 - A. **Tabled February 10, 2015.** Conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzels Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes March 10, 2015

1. Called meeting to order at 7:00 p.m.

2. Present: Roy Swenson, Jerry Webster, Jim Opitz, David Kulm, Joe Parr, Elizabeth Chartier.
Absent: Sue Peplow.
3. Motion by Opitz, seconded by Webster to approve the meeting agenda. Ayes: All. Nays: None.
Motion carried.
4. Motion by Webster, seconded by Chartier to approve the February 10, 2015 minutes. Ayes: All.
Nays: None. Motion carried.
5. A. Reviewed an update provided by City Administrator, Kathleen Gottsch, regarding Heritage Homes' application. Staff recommended the Planning Commission table this item to allow additional time for the Nebraska Department of Roads to give final recommendations. Motion by Kulm, seconded by Parr to continue the Public Hearing for the conditional use permit application filed by Heritage Homes, applicant, and Donald Neitzel and Duane E. Neitzel and Joyce A. Neitzel, Trustees under the Duane E. Neitzel Living Trust, property owners, for the construction and use of a modular home model and sales and construction office at 15701 South Highway 50, which property is zoned Highway Business and legally described as Lot 4, Neitzel's Corner, an addition to the City of Springfield, as surveyed, platted and recorded in Sarpy County, Nebraska, until the April 14, 2015 meeting. Ayes: All. Nays: None. Motion carried.
6. There was no new business to report.
7. A. No action was taken on the conditional use permit application since the public hearing was continued until the April 14, 2015 meeting.
8. Swenson discussed specific requirements and limitations for conditional use permits and encouraged the planning commission to keep an open mind when reviewing requests now and in the future.
9. Motion by Webster, seconded by Parr to adjourn. Ayes: All. Nays: None. Motion carried at 7:12 pm.

Andie Ledenbach
Planning Commission Clerk