

## 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 14, 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 March 14, 2017

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the February 14, 2017 Planning Commission Meeting
5. Public Hearings
  - A. A preliminary and final plat (Lots 1, 2, and 3, First United Methodist Church) of a subdivision currently located in Tax Lots 10A and 11A, Lots 1, 2, 7, 8, and part of Lot 6, all in Block 8, City of Springfield, Nebraska, and generally located at 460 Main Street, 480 Main Street and 485 Cedar Street
  - B. **Continued from February 14, 2017.** A conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska
  - C. **Continued from February 14, 2017.** A preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6<sup>th</sup> P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144<sup>th</sup> Street
6. New Business
  - A. A preliminary and final plat (Lots 1, 2, and 3, First United Methodist Church) of a subdivision currently located in Tax Lots 10A and 11A, Lots 1, 2, 7, 8, and part of Lot 6, all in Block 8, City of Springfield, Nebraska, and generally located at 460 Main Street, 480 Main Street and 485 Cedar Street
7. Old Business
  - A. **Continued from February 14, 2017.** A conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is

zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska

- B. **Continued from February 14, 2017.** A preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6<sup>th</sup> P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144<sup>th</sup> Street

8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes  
March 14, 2017**

1. Meeting called to order at 7:00 p.m.
2. Present: Elizabeth Chartier, Sue Peplow, David Kulm, Jim Opitz, Jerry Webster, Joe Parr.  
Absent: None
3. Motion by Parr, 2<sup>nd</sup> by Chartier to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Peplow, 2<sup>nd</sup> by Parr to approve February 14, 2017 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
  - A. Motion by Chartier, 2<sup>nd</sup> by Webster to open public hearing to consider a preliminary and final plat (Lots 1, 2, and 3, First United Methodist Church) of a subdivision currently located in Tax Lots 10A and 11A, Lots 1, 2, 7, 8, and part of Lot 6, all in Block 8, City of Springfield, Nebraska, and generally located at 460 Main Street, 480 Main Street and 485 Cedar Street. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

City Administrator, Kathleen Gottsch, reviewed the application and explained that the church would like to sell the property at 485 Cedar Street retaining the rear 25 feet of the property for future construction.

Kulm requested verification that Lot #2 on the replat was the rental property being sold. Gottsch confirmed it was Lot #2. Webster inquired about the status of the alley being vacated. Gottsch noted that the Council has already vacated the portion of the alley adjacent to church property. The west portion of the alley adjacent to other properties was left as is and will continue to be maintained by the city.

No one else spoke in favor of or opposition to the plats. Motion by Webster, 2<sup>nd</sup> by Kulm to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

- B. Motion by Parr, 2<sup>nd</sup> by Webster to continue public hearing from the February 14, 2017 meeting to consider a conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:06 p.m.

Gottsich stated the Business Operation and Maintenance Plan submitted by Alan Hans, Advantage Investment Properties, LLC, had been reviewed by professional staff. The plan addresses the primary issue of parking. Vehicles are not permitted to overhang into adjacent business owners loading and unloading areas and parking spaces. Tenants will be required to sign a parking statement.

Gottsich stated that Hans will mark parking spaces clearly. Gottsich noted if a property owner violates any of the agreed upon terms, the Conditional Use Permit may be revoked. Professional staff recommends approval.

No one else spoke in favor of or in opposition to the plats. Motion by Kulm, 2<sup>nd</sup> by Peplow to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:09 p.m.

- C. Motion by Peplow, 2<sup>nd</sup> by Webster to continue public hearing from the February 14, 2017 meeting to consider a preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6<sup>th</sup> P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144<sup>th</sup> Street. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:09 p.m.

Gottsich reported that since the last meeting updated preliminary and final plats have been submitted with changes as the city requested. Gottsich further noted NDOR has approved the plat. Professional staff recommends approval.

Property owner, Don Porter, commented he has been a resident of Springfield for 45 years and would like his son to be able to build a home and shed on the property.

Kulm questioned the residential lot size requirement being 10,000 square feet. Gottsich informed the commission that the two proposed lots are larger than the minimum requirement.

Kulm inquired if the two homes would share the existing driveway. Porter said at the present time that would be the case. Gottsich said that a permanent easement will be required by the city.

No one else spoke in favor of or in opposition of the plats. Motion by Peplow, 2<sup>nd</sup> by Webster to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:14 p.m.

6. New Business

- A. Motion by Kulm, 2<sup>nd</sup> by Peplow to approve a preliminary and final plat (Lots 1, 2, and 3, First United Methodist Church) of a subdivision currently located in Tax Lots 10A and 11A, Lots 1, 2, 7, 8, and part of Lot 6, all in Block 8, City of Springfield, Nebraska, and generally located at 460 Main Street, 480 Main Street and 485 Cedar Street. Ayes: All. Nays: None. Motion carried.

7. Old Business

- A. Motion by Webster, 2<sup>nd</sup> by Parr to approve a conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska. Ayes: All. Nays: None. Motion carried.
- B. Motion by Parr, 2<sup>nd</sup> by Peplow to approve a preliminary and final plat (Lots 1-2, Porter Estates) of a subdivision located in Tax Lot B2, Section 13, Township 13, Range 11 East of the 6<sup>th</sup> P.M., City of Springfield, Sarpy County, Nebraska, consisting of approximately 9.92 acres, more or less, and generally located at 14301 South 144<sup>th</sup> Street. Ayes: All. Nays: None. Motion carried.

8. Reports and Recommendations: None

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

Andie Ledenbach  
Planning Commission Clerk