

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, May 10, 2016**, 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 May 10, 2016

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the April 12, 2016 Planning Commission Meeting
5. Public Hearings
 - A. Amendments to Section 5.21 "HCO Highway Corridor Overlay District" of the Springfield Zoning Ordinance, including changes to permitted and conditional permitted uses and sign criteria
 - B. Amendments to Section 5.19 "LI Light Industrial District" of the Springfield Zoning Ordinance, including changes to permitted and permitted conditional uses
6. New Business
 - A. Amendments to Section 5.21 "HCO Highway Corridor Overlay District" of the Springfield Zoning Ordinance, including changes to permitted and conditional permitted uses and sign criteria
 - B. Amendments to Section 5.19 "LI Light Industrial District" of the Springfield Zoning Ordinance, including changes to permitted and permitted conditional uses
7. Old Business
 - A. Preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
May 10, 2016**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Sue Peplow, Michael Herzog, Jim Opitz
Absent: Elizabeth Chartier, David Kulm, Joe Parr
3. Motion by Peplow, 2nd by Herzog to approve meeting agenda.
4. Motion by Herzog, 2nd by Peplow to approve April 12, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. A. & B. Motion by Webster, 2nd by Herzog to open public hearing to consider Zoning Ordinance amendments to Section 5.21 "HCO Highway Corridor Overlay District" of the Springfield Zoning Ordinance, including changes to permitted and conditional permitted uses and sign criteria and amendments to Section 5.19 "LI Light Industrial District" of the Springfield Zoning Ordinance, including changes to permitted and permitted conditional uses. Ayes: All. Nays: None. Public hearing opened at 7:02 p.m.

Springfield City Planner, David Potter, reviewed design guidelines emphasizing certain uses for brick and specific sign requirements suggesting clarification for sign criteria. Potter recommended approval referencing the submitted staff report and noted this will not affect existing businesses.

No further questions or comments were made.

Motion by Herzog, 2nd by Webster to close public hearing. Ayes: All. Nays: None. Public hearing closed at 7:09 p.m.

6. Motion by Herzog, 2nd by Peplow to recommend approval of amendments to Section 5.21 "HCO Highway Corridor Overlay District" of the Springfield Zoning Ordinance, including changes to permitted and conditional permitted uses and sign criteria and amendments to Section 5.19 "LI Light Industrial District" of the Springfield Zoning Ordinance, including changes to permitted and permitted conditional uses as recommended by staff. Ayes: All. Nays: None. Motion carried.
7. The Planning Commission continued discussion on preliminary plat (Lots 1-8, Prairie Toehold) of a subdivision located in Tax Lot 1B3, Tax Lot 1B4 and Tax Lot 2A, part of the southeast quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 46.571 acres, more or less, and generally located north of Fairview Road and west of 132nd Street, adjacent to the Fairview Heights Subdivision; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified.

Scott Loos, Civil Engineer with Lamp Rynearson & Associates, representing the Mangelson family, requested lot #8 on the northeast corner have access to 132nd Street. Potter stated the Sarpy County Planning Department and the Highway Department would consider this undesirable siting safety issues such as limited site distance and the impact on speed limit requirements.

No further questions or comments were made.

Motion by Webster, 2nd by Herzog to recommend approval of the proposed preliminary plat (Lots 1-8, Prairie Toehold) subject to comments and clarifications in the staff report. Ayes: All. Nays: None. Motion carried.

8. Reports and Recommendations: None

9. Motion by Peplow, 2nd by Herzog to adjourn. Ayes: All. Nays: None. Meeting adjourned at 7:30 p.m.