

## 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 8, 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 May 8, 2018

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the April 10, 2018 Planning Commission Meeting
5. Public Hearings
  - A. A conditional use permit extension filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the Northeast Quarter of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50
  - B. An application for preliminary and final plats (Lots 1-4, 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 144.84 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. A conditional use permit extension filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the Northeast Quarter of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of

the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50

- B. An application for preliminary and final plats (Lots 1-4, 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 144.84 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  
May 8, 2018**

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Elizabeth Chartier, Kyle Fisher, Jim Opitz, Jerry Webster, Dave Kulm  
Absent: Sue Peplow, Joe Parr
- 3. Motion by Fisher, 2<sup>nd</sup> by Webster to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Kulm, 2<sup>nd</sup> by Chartier to approve April 10, 2018 Planning Commission meeting minutes with the correction requested by Fisher changing his vote from approve to abstain on the agenda item approving the December 12, 2017 minutes. Ayes: Chartier, Opitz, Webster, Kulm. Nays: Fisher. Motion Carried.
- 5. Public Hearings
  - A. Motion by Webster, 2<sup>nd</sup> by Fisher to open public hearing to consider a conditional use permit extension filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the Northeast Quarter of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Joe Dethlefs, engineer with Thompson, Dressen & Dorner, Inc., representing Silex Group, LLC, requested an extension to the current Conditional Use Permit which will expire June 2018. Dethlefs stated unforeseen circumstances have caused issues with their proposed new location forcing Silex Group to pursue different site options for the business. New property has been established and the anticipated relocation time frame will be September to October 2018. The new site is just north of Insurance Auto Auction.

Opitz inquired as to when Silex Group became aware of problems with their proposed new location forcing the delay. Dethlefs stated that two months ago the City of Papillion expressed concern with the planned location north of the Sarpy County Landfill. Sarpy County originally approved the new conditional use permit for Silex; however, the City of Papillion took over jurisdiction of the new site upon their recent annexation.

Kathleen Gottsch, City Administrator, stated city staff will review the conditional use permit for the new site.

Gottsch stated that Paul Caudill, an existing neighbor near Silex's present location, expressed concern regarding the extension of the Conditional Use Permit.

No further questions or comments were made. Motion by Webster, 2<sup>nd</sup> by Kulm to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:18 p.m.

- B. Motion by Fisher, 2<sup>nd</sup> by Webster to consider an application for preliminary and final plats (Lots 1-4, 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 144.84 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 7:18 p.m.

Gottsch reviewed the application and staff report. Gottsch noted that roadway maintenance will need to be discussed amongst the property owners and outlined in the subdivision agreement. The right of way at 132<sup>nd</sup> Street has already been acquired.

No further questions or comments were made. Motion by Webster, 2<sup>nd</sup> by Chartier to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:23 p.m.

6. New Business

- A. Motion by Kulm, 2<sup>nd</sup> by Webster to recommend approval of a conditional use permit extension filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the Northeast Quarter of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50. Ayes: All. Nays: None. Motion carried.
  
- B. Motion by Webster, 2<sup>nd</sup> by Fisher to recommend approval of an application for preliminary and final plats (Lots 1-4, 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 144.84 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.

7. Old Business: None.

8. Reports and Recommendations: None.

9. Motion by Webster, 2<sup>nd</sup> by Fisher to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:25 p.m.