

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, November 14, 2017**, 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 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 November 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 August 8, 2017 Planning Commission Meeting
5. Public Hearings
 - 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 6th P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50
 - B. Preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd Street, Springfield, NE; and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
 - C. Amendment to the Future Land Use Map correcting the Platteview Road alignment
6. New Business
 - 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 6th P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50
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- C. Amendment to the Future Land Use Map correcting the Platteview Road alignment
- 7. Old Business
- 8. Reports and Recommendations
- 9. Adjournment

**Planning Commission Minutes
November 14, 2017**

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Joe Parr, Dave Kulm, Jerry Webster, Elizabeth Chartier
Absent: Jim Opitz, Sue Peplow
- 3. Motion by Chartier, 2nd by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Parr, 2nd by Kulm to approve August 8, 2017 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
- 5. Public Hearings
 - A. Motion by Kulm, 2nd by Parr 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 6th P.M., Sarpy County, Nebraska, and generally located on the southwest corner of Capehart Road and Highway 50. Ayes: All. Nays: None. Public Hearing opened at 7:01 p.m.

City Administrator, Kathleen Gottsch, reviewed the application with the planning commission and noted reasons why the applicant requested a 6 month extension. She reported that the city did receive a complaint from area property owners regarding the business operation.

Brian Shank with Silex Group referenced the projected time frame for the relocation to the new property with 80% of the business being moved by February 1, 2018 and 100% complete by March 1, 2018. Silex Group will restore the existing location to its original condition.

Staff recommends approval for the extension to June 2018 and noted previous guidelines need to be adhered to that were put in place upon the original conditional use permit application approval. Gottsch further noted that if a conditional use permit extension is necessary, a new application will need to be completed for consideration of approval.

No further questions or comments were made. Motion by Kulm, 2nd by Chartier to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:08 p.m.
 - B. Motion by Parr, 2nd by Kulm to open public hearing to consider a preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County,

Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd 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 7:08 p.m.

Gottsch stated additional information was requested from the applicant. As of today, nothing had been submitted. Gottsch recommended continuing the public hearing until the December 12, 2017 meeting allowing applicant time to provide additional information. No further questions or comments were made. Motion by Chartier, 2nd by Parr to continue the public hearing until the December 12, 2017 meeting. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:10 p.m.

- C. Motion by Chartier, 2nd by Parr to open public hearing to amend the Future Land Use Map correcting the Platteview Road alignment. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:10 p.m.

Gottsch stated the county's comprehensive plan had recently been updated to include the new Platteview Road alignment. She noted this is an extremely expensive project and only local funds will be used. At this time, the State is not interested in adding the roadway to the state system. No further questions or comments were made. Motion by Kulm, 2nd by Parr to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:15 p.m.

6. New Business

- A. Motion by Kulm, 2nd by Parr to recommend approval of the conditional use permit 6 month 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 6th 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 Chartier, 2nd by Parr to continue the public hearing and action until the December 12, 2017 Planning Commission meeting to consider preliminary and final plats (Lots 1-3, Cockerill Addition) of a subdivision located in Tax Lots D, 1 and 3, all in the Southwest Quarter of Section 30, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, containing 147.87 acres, more or less, and generally located at 17301 South 132nd 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.

- C. Motion by Parr, 2nd by Chartier to recommend approval to amend the Future Land Use Map correcting the Platteview Road alignment. Ayes: All. Nays: None. Motion carried.

7. Old Business: None.

8. Reports and Recommendations: None.

- 9. Motion by Kulm, 2nd by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned a 7:18 p.m.