

## 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 8, 2016**, 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 November 8, 2016

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the August 9, 2016 Planning Commission Meeting
5. Public Hearings
  - A. Conditional use permit renewal filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt 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. Conditional use permit renewal filed by KCM Enterprises, LLC, applicant, and Kevin and Cecelia Mitchell, property owners, for an outside licensed recreational vehicle storage facility located on property zoned Agriculture Residential and legally described as Tax Lot 4, Section 13, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road
  - C. Amendment to Article 2 "Definitions", Section 2.03 "Definitions" of the Zoning Ordinance to include definitions of personal services and professional services and changes to setback line definitions
  - D. Amendment to Article 5 "Zoning Districts", Section 5.17 "BH Highway Business District" of the Zoning Ordinance to include changes to permitted uses and permitted conditional uses
6. New Business
  - A. Conditional use permit renewal filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt 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. Conditional use permit renewal filed by KCM Enterprises, LLC, applicant, and Kevin and Cecelia Mitchell, property owners, for an outside licensed recreational vehicle storage facility located on property zoned Agriculture Residential and legally described as Tax Lot 4, Section 13, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road
  - C. Amendment to Article 2 “Definitions”, Section 2.03 “Definitions” of the Zoning Ordinance to include definitions of personal services and professional services and changes to setback line definitions
  - D. Amendment to Article 5 “Zoning Districts”, Section 5.17 “BH Highway Business District” of the Zoning Ordinance to include changes to permitted uses and permitted conditional uses
  - E. Consider a request from Dan Williams, property owner of 14117 Platteview Road, and Donna Olson, business owner, to approve drive-thru lane layout and vehicle stacking requirements for a coffee shop/kiosk
- 7. Old Business
  - 8. Reports and Recommendations
  - 9. Adjournment

Planning Commission Minutes  
November 8, 2016

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Sue Peplow, David Kulm, Jim Opitz, Jerry Webster, Joe Parr.  
Absent: Elizabeth Chartier
- 3. Motion by Webster, 2<sup>nd</sup> by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Peplow, 2<sup>nd</sup> by Kulm to approve June 14, 2016 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
- 5. Public Hearing
  - A. Motion by Kulm, 2<sup>nd</sup> by Parr to open public hearing to consider the conditional use permit renewal filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt 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. Public hearing opened at 7:01 p.m.

City Administrator, Kathleen Gottsch, informed the commission that Silex Group, LLC, had obtained a Conditional Use Permit from Sarpy County for a new site near the landfill. Silex plans to move the operation to the new site next year. The move should be complete by summer, but they requested a one year extension to move and cleanup the current property. Silex Group will be required to leave property as originally found as requested by land owner.

Gottsch submitted a letter from Paul Caudill, property owner near Silex's operation, expressing concern regarding extending the conditional use permit.

No further questions or comments were made.

Motion by Kulm, 2<sup>nd</sup> by Parr to close the public hearing. Ayes: All. Nays: None. Motion carried. Public Hearing closed at 7:04 p.m.

- B. Motion by Peplow, 2<sup>nd</sup> by Webster to open public hearing to consider the conditional use permit renewal filed by KCM Enterprises, LLC, applicant, and Kevin and Cecelia Mitchell, property owners, for an outside licensed recreational vehicle storage facility located on property zoned Agriculture Residential and legally described as Tax Lot 4, Section 13, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road. Ayes: All. Nays: None. Public hearing opened at 7:05 p.m.

City Administrator, Kathleen Gottsch, noted this was a standard renewal with no operational changes. Staff recommended approval of a three year extension. Motion by Peplow, 2<sup>nd</sup> by Parr to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

- C. & D. Gottsch recommended combining the public hearings for C & D. Motion by Webster, 2<sup>nd</sup> by Kulm, to open public hearing to amend Article 2 "Definitions", Section 2.03 "Definitions" of the Zoning Ordinance to include definitions of personal services and professional services and changes to setback line definitions and Article 5 "Zoning Districts", Section 5.17 "BH Highway Business District" of the Zoning Ordinance to include changes to permitted uses and permitted conditional uses. Ayes: All. Nays: None. Public hearing opened at 7:06 p.m.

Gottsch reviewed the changes presented.

Motion by Webster, 2<sup>nd</sup> by Parr, to close public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:07 p.m.

## 6. New Business

- A. Motion by Peplow, 2<sup>nd</sup> Webster to approve the conditional use permit renewal filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt 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 subject to the conditions specified. Ayes: All. Nays: None. Motion carried.

- B. Motion by Webster, 2<sup>nd</sup> by Parr to approve the conditional use permit renewal filed by KCM Enterprises, LLC, applicant, and Kevin and Cecelia Mitchell, property owners, for an outside licensed recreational vehicle storage facility located on property zoned Agriculture Residential and legally described as Tax Lot 4, Section 13, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road. Ayes: All. Nays: None. Motion carried.
- C. & D. Motion by Peplow, 2<sup>nd</sup> by Webster to recommend approval of the amendment changes to Section 2.03 "Definitions" and Section 5.17 "BH Highway Business District". All. Nays: None. Motion carried.
- E. Dan Williams introduced Donna Olson, and gave a brief synopsis on the proposed layout of the current property and the intention to adapt the space to accommodate the coffee shop.

Gottsich referenced the staff report and noted issues with the submitted plans. Zoning regulations require 5 vehicle stacking spaces and Williams is requesting the requirement be lowered to accommodate 3 cars stacked. Opitz stated lanes will need to be clearly marked with new striping on the parking lot for vehicles, so customers can identify and understand the traffic flow. Olson stated her goal will be to serve the customer quickly and keep the line moving.

Williams stated there will be plenty of parking to satisfy the need at the location. Employees will park on the east side of the building.

Williams feels it will be a good addition to Springfield.

Motion by Peplow, 2<sup>nd</sup> by Kulm to recommend approval of a request from Dan Williams, property owner of 14117 Platteview Road, and Donna Olson, prospective business owner, to approve the drive-thru lane layout and reduce the vehicle stacking requirements from 5 to 3 for a coffee shop/kiosk but to paint the drive-thru lane for 5 vehicles. Ayes: All. Nays: None. Motion carried.

- 7. Old Business: None.
- 8. Reports and Recommendations: None.
- 9. Motion by Kulm, 2<sup>nd</sup> by Webster to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:22 p.m.