

## 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, October 13, 2015**, 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 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 October 13, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Tabled September 8, 2015. Approve Minutes of the July 14, 2015 Planning Commission Meeting
5. Approve Minutes of the September 8, 2015 Planning Commission Meeting
6. Public Hearings
  - A. Revised preliminary plat (Lots 1-263 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - B. Final plat (Lots 1-130 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - C. Conditional use permit amendment 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
7. New Business
  - A. Revised preliminary plat (Lots 1-263 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road

- B. Final plat (Lots 1-130 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road
  - C. Conditional use permit amendment 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
- 8. Old Business
  - 9. Reports and Recommendations
  - 10. Adjournment

**Planning Commission Minutes  
October 13, 2015**

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Roy Swenson, Jerry Webster, Jim Opitz, Sue Peplow, Joe Parr, David Kulm.  
Absent: Elizabeth Chartier
- 3. Motion by Peplow, 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 Parr to approve July 14, 2015 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
- 5. Motion by Kulm, 2<sup>nd</sup> by Parr to approve the September 8, 2015 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
- 6. A & B Staff suggested items 6A & 6B be discussed in one public hearing due to the relationship to the development.

Motion by Peplow, 2<sup>nd</sup> by Webster to open public hearing to discuss (a) revised preliminary plat (Lots 1-263 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road and (b) Final plat (Lots 1-130 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest

corner of 132<sup>nd</sup> Street and Platteview Road. Ayes: All. Nays: None. Public Hearing opened at 7:01 p.m.

Dave Potter, JEO Consulting Group, reviewed the revised preliminary plat and final plats with the Planning Commission noting Outlots A-J were incorrectly documented and should be Outlots A-E. Potter recommended approving the revised preliminary and final plats with waiver to reduce the right of way width from 60 feet to 50 feet for local roads throughout the development as requested by GDR.

Larry Jobeun, Attorney for GDR, applicant, stated that all 13 items and recommendations were acceptable to GDR.

Jeff Lake, GDR engineer with Olsson Associates, answered questions regarding Platteview Road width and impact of street right of way. Lake does not feel interior streets will be affected by the reduction in street width. Potter stated the pavement width allows for flexibility with front yard setbacks creating the need for the waiver.

Peplow questioned utility lines placement. Lake stated all utility lines will be underground at this point in time.

Jobeun stated grading could possibly start this year or early next spring.

Swenson asked for additional questions or comments from the public. No one from the public spoke in opposition to or in favor of the revised preliminary plat and final plats. Motion by Peplow, 2<sup>nd</sup> by Webster to close public hearing. Ayes: All. Nays: None. Public Hearing closed at 7:16 p.m.

- C. Motion by Webster, 2<sup>nd</sup> by Parr to open public hearing to consider conditional use permit amendment 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 7:17 p.m.

Potter recommended extending the conditional use permit for a time period of one year with documented reviews of the site every 3 months by City staff.

Silex Group, LLC is currently searching for property for the facility and will continue to do so until adequate property becomes available to relocate.

Brian Shank with Silex Group, LLC was available to answer questions and address concerns. He feels they are moving in a positive direction.

Swenson addressed the conditional use permit requirements and concerns from neighbors.

Potter reiterated the importance of compliance providing adequate dust control and weed maintenance as part of Planning Commission's recommendation to City Council to approve the one year conditional use permit.

Shank stated that when a new location is confirmed, the asphalt will be relocated first then concrete. He will be providing dust control on Capehart Road from 144<sup>th</sup> Street to 156<sup>th</sup> Street and will address the weed issues immediately. He has committed to continue the search for new property.

A letter from Paul Caudill and Jane Amerine, 15516 Capehart Road, Springfield, NE, 68059; Jene and Russ Petersen, 15514 Capehart Road, Springfield, NE, 68059; Jim and Leigh Ann Amerine, 15512 Capehart Road, Springfield, NE in opposition to the Conditional Use Permit renewal was entered into the record.

Swenson asked for additional questions or comments from the public. No one from the public spoke in opposition to or in favor of the conditional use permit for Silex Group, LLC. Motion by Kulm, 2<sup>nd</sup> by Peplow to close public hearing. Ayes: All. Nays: None. Public Hearing closed at 7:34 p.m.

7. A. Motion by Kulm, 2<sup>nd</sup> by Parr to approve as per Staff recommendation of a revised preliminary plat (Lots 1-263 and Outlots A-J, Springfield Pines) of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 119.19 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road and requested waiver to width of right-of-way for local streets subject to the conditions stated, as the proposed plat conforms to the Springfield Zoning Ordinance and Subdivision Regulations having waiver in place. Ayes: All. Nays: None. Motion carried.
  - B. Motion by Webster, 2<sup>nd</sup> by Parr to approve as, per staff recommendations, a final plat of Lots 1-130 and Outlots A-E, Springfield Pines, of a subdivision located in the East Half of the Northeast Quarter, Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road and requested waiver to width of right-of-way for local streets subject to the conditions stated, as the proposed plat conforms to the revised preliminary plat, the Springfield Zoning Ordinance, and Subdivision Regulations. Ayes: All. Nays: None. Motion carried.
  - C. Motion by Opitz, 2<sup>nd</sup> by Webster to recommend approval of the conditional use permit renewal to locate and operate a concrete recycling plant on a tract of land in the NE ¼ of the NE ¼ of Section 11, Twp. 13N, Rng. 11E of the 6<sup>th</sup> P.M., Sarpy County, NE, subject to the conditions stated and to those within the permit. Ayes: All. Nays: None. Motion carried.
8. Old Business: None
  9. Reports and Recommendations: None
  10. Motion by Peplow, 2<sup>nd</sup> by Kulm to adjourn. Ayes: All. Nays: None. Meeting adjourned at 7:37 p.m.