



PLANNING COMMISSION AGENDA

Tuesday, October 8, 2019 at 7:00 p.m.
Springfield City Hall
170 North 3rd Street

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the August 13, 2019 Planning Commission Meeting
5. Public Hearings
 - A. Public Hearing for application submitted 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 6th P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road
6. New Business
 - A. Consider making recommendation for application submitted 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 6th P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road
 - B. Continued work session to consider possible amendments to permitted uses and conditional permitted uses in various zoning districts
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES

October 8, 2019

1. Meeting called to order at 7:00 p.m.
2. Present: Kyle Fisher, Jim Opitz, Elizabeth Chartier, Sue Peplow, Joe Parr, David Kulm
Absent: Jerry Webster
3. Motion by Chartier, 2nd by Peplow to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Kulm, 2nd by Chartier to table agenda item #4, regarding approval of the August 13, 2019, Planning Commission minutes, until the November 12, 2019 Planning Commission Meeting. Ayes: All. Nays: None. Motion carried.
5. Public Hearing

- A. Motion by Kulm, 2nd by Peplow to open a public hearing to consider the Conditional Use Permit application submitted 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 6th P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Kulm and Peplow commended Mitchell for keeping the property well maintained. Mitchell stated he continually makes improvements striving to preserve the land.

Kulm suggested extending Mitchell's Conditional Use Permit from 3 years to 5 years assuming the business will remain intact and continue to operate as it is today.

City Planner, Jeff Ray with JEO Planning Consulting Group, Inc., stated there are no complaints and recommended approval of the Conditional Use Permit. Ray further noted if the extension is considered, it will be accepted on a case by case basis and City Council will have final approval. Ray commented that if the property were to change hands during the 5 years, the new owners would be required to obtain a new Conditional Use Permit.

Motion by Fisher, 2nd by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:18 p.m.

6. New Business

- A. Motion by Kulm, 2nd by Peplow to recommend approval of the application submitted by KCM Enterprises, LLC 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 6th P.M., Sarpy County, Nebraska, and generally located at 13702 Platteview Road and to extend said Conditional Use Permit from 3 year to 5 years with the understanding the property be maintained and operated as it is today. Ayes: All. Nays: None. Motion carried.

B. Ray presented the Planning Commission with information to consider creating a flex zone business district south of Main Street. He noted the additional district will be a simple format to include businesses that would be a suitable fit for the location. Ray suggested the Planning Commission review the recommendations and consider the addition of new business district for future discussion.

7. Old Business: None

8. Reports and Recommendations: None.

9. Motion by Kulm, 2nd by Peplow to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:47 p.m.