

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, April 10, 2012, at City Hall, 170 North 3rd 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 April 10, 2012

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the March 13, 2012, Planning Commission Meeting
5. Public Hearings
 - A. Application for a final plat (Lots 1-19 and Outlot A, Springfield Industrial Park) of a subdivision located in part of Tax Lot 18, a tax lot located in the SW $\frac{1}{4}$ of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, containing approximately 17.369 acres, more or less, and generally located south of Spruce Street on the east side of South 1st Street
 - B. Application for a final plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waiver located in part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, and also together with part of Tax Lot 2, a Tax Lot located in said South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, and also together with part of Tax Lot 8, a Tax Lot located in the SE $\frac{1}{4}$ of said Section 14, and also together with that part of the included State Highway No. 50 right-of-way, all located in Township 13 North, Range 11 East of the 6th P.M., Sarpy County Nebraska, containing an area of 73.813 acres, more or less.
6. New Business
 - A. Application for a final plat (Lots 1-19 and Outlot A, Springfield Industrial Park) of a subdivision located in part of Tax Lot 18, a tax lot located in the SW $\frac{1}{4}$ of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, containing approximately 17.369 acres, more or less, and generally located south of Spruce Street on the east side of South 1st Street
 - B. Application for a final plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waiver located in part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, and also together with part of Tax Lot 2, a Tax Lot located in said South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 14, and also together with part of Tax Lot 8, a Tax Lot located in the SE $\frac{1}{4}$ of said Section 14, and also together with that part of the included State Highway No. 50 right-of-way, all located in Township 13 North, Range 11 East of the 6th P.M., Sarpy County Nebraska, containing an area of 73.813 acres, more or less
7. Old Business
 - A. Conditional use permit to allow an auction house that warehouses sale items and sells items within the auction facility and/or outside of the auction facility, but on the premises, on

proposed Lot 1, Springfield Business Park located on 35.46 acres in parts of the South ½ of the NE ¼ and the North ½ of the SE ¼ of Section 14-13-11

8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
April 10, 2012

1. Meeting called to order 7:02 PM
2. Present: David Kulm, Darren Carlson, Jerry Webster, Roy Swenson, Jim Opitz, Jane Jensen
Absent: Sue Peplow Also in attendance was David Potter, City Planner.
Jane Jensen arrived at 7:07 PM.
3. Motion by Swenson, second by Opitz to approve April 10, 2012 Planning Commission meeting agenda. Ayes: All. Nays: None . Absent: Jensen.
4. Motion by Swenson, second by Carlson to approve minutes of the March 13, 2012 Planning Commission Meeting. Ayes: All. Nays: None. Absent Jensen.
5. A. Motion by Swenson, second by Webster to open Public Hearing for application for a final plat (Lots 1-19 and Outlot A, Springfield Industrial Park) of a subdivision located in part of Tax Lot 18, a tax lot located in the SW ¼ of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, containing approximately 17.369 acres, more or less, and generally located south of Spruce Street on the east side of South 1st Street. Ayes: All. Nays: None. Public Hearing opened at 7:12 PM. Potter provided staff comments and the applicant was in attendance. No comments were made in favor or opposition. Motion by Swenson, second by Opitz, to close Public Hearing. Ayes: All. Nays: None. Public Hearing closed at 7:14 PM.

B. Motion by Swenson, second by Webster to open Public Hearing for Application for a final plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waiver located in part of the South ½ of the NE ¼ of Section 14, and also together with part of Tax Lot 2, a Tax Lot located in said South ½ of the NE ¼ of Section 14, and also together with part of Tax Lot 8, a Tax Lot located in the SE ¼ of said Section 14, and also together with that part of the included State Highway No. 50 right-of-way, all located in Township 13 North, Range 11 East of the 6th P.M., Sarpy County Nebraska, containing an area of 73.813 acres, more or less. Ayes: All. Nays: None. Potter provided staff comments and the applicant was in attendance. Public Hearing opened at 7:18 PM. No comments were made in favor or opposition. Motion by Swenson, second by Jensen to close Public Hearing. Ayes: All. Nays: None. Public Hearing closed at 7:19 PM.
6. New Business
A. Motion by Swenson, second by Webster to approve the final plat of lots 1-19 and Outlot A, Springfield Industrial Park) of a subdivision located in part of Tax Lot 18, a tax lot located in the SW ¼ of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, containing approximately 17.369 acres, more or less, and generally located south of Spruce Street on the east side of South 1st Street, subject to conditions stated , as the proposed plat conforms to the Springfield Zoning Ordinance and Subdivision Regulations. Ayes: All. Nays: None.

B. Motion by Swenson, second by Jensen. To approve application for a final plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waiver located in part of the South ½ of the NE ¼ of Section 14, and also together with part of Tax Lot 2, a Tax Lot located in said South ½ of the NE ¼ of Section 14, and also together with part of Tax Lot 8, a Tax Lot located in the SE ¼ of said Section 14, and also together with that part of the included State Highway No. 50 right-of-way, all located in Township 13 North, Range 11 East of the 6th P.M., Sarpy County Nebraska, containing an area of 73.813 acres, more or less. subject to conditions stated as the proposed use conforms to the Springfield Zoning Ordinance and Subdivision Regulations. Ayes: All. Nays: None.

7. Motion by Swenson, second by Opitz to bring agenda item 7A to the table as new business.
Ayes: All. Nays: None.

Motion by Opitz, second by Swenson to recommend approval to the City Council, as seen in the new draft, for conditional use permit to locate and operate an auction house that warehouses sale items and sells items within the auction facility and/or outside of the auction facility, but on the premises, submitted by Insurance Auto Auctions, on proposed Lot 1, Springfield Business Park located on 35.46 acres in parts of the South ½ of the NE 1/4 and the North ½ of the SE ¼ of Section 14-13-11, subject to the conditions stated and to those within the permit and to the rezoning of Lot 1 to Light Industrial, as the proposed use conforms to the Springfield Zoning Ordinance. Potter provided staff comments and the applicant was in attendance.

Ayes: All. Nays: None.

8. Reports & Recommendations- Potter gave a report on the recently held Nebraska Planning and Zoning Conference held last month in Grand Island.
9. Motion by Webster, second by Jensen to adjourn. Ayes: All. Nays: None.
Meeting Adjourned at 7:30 PM.

Colleen Keleher
Planning Commission Clerk