

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, August 14, 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 August 14, 2012

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the May 8, 2012, Planning Commission Meeting
5. Public Hearings
 - A. Expansion of extraterritorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County legally described as Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6th P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres (16715 S. 156th St.), and designation of the ceded jurisdiction to Agricultural land use and zoning of said land to AR-Agriculture Residential
 - B. Conditional Use permit application filed by Springfield Baptist Church/First Baptist Church of Bellevue, applicants, and Advantage Investment Properties, LLC, property owner, for a church located on property legally described as Lot 3, Block 12, Springfield, Sarpy County, Nebraska, generally located at 175 Main Street, and zoned Downtown Commercial
6. New Business
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7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
August 14, 2012

1. Meeting called to order 7:00 PM.
2. Present: David Kulm, Darren Carlson, Roy Swenson, Jim Opitz, Jerry Webster.
Absent: Sue Peplow, Jane Jensen.
3. Motion by Opitz, second by Webster to approve August 14, 2012 Planning Commission agenda. Ayes: All. Nays: None.
4. Motion by Swensen, second by Carlson to approve minutes of May 8, 2012 Planning Commission meeting. Ayes: All. Nays: None.
5. A. Motion by Swenson, second by Webster to open Public Hearing for the expansion of extraterritorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County legally described as Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6th P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres (16715 S. 156th St.), and designation of the ceded jurisdiction to Agricultural land use and zoning of said land to AR-Agriculture Residential. Ayes: All. Nays: None. Public Hearing opened at 7:03 PM. David Potter, City Planner provided staff comments. 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 7:06 PM.

B. Motion by Carlson, second by Swenson to open Public Hearing for a conditional use permit application filed by Springfield Baptist Church/First Baptist Church of Bellevue, applicants, and Advantage Investment Properties, LLC, property owner, for a church located on property legally described as Lot 3, Block 12, Springfield, Sarpy County, Nebraska, generally located at 175 Main Street, and zoned Downtown Commercial. Ayes: All. Nays: None. Public Hearing opened at 7: 07 PM.

David Potter, City Planner provided staff comments. According to Section 5.19 C of the zoning ordinance, churches are permitted in Downtown Commercial Districts as a conditional use. Churches and places of assembly are required to have off street parking. Property located at 175 Main is zoned Downtown Commercial and the proposed use does not meet parking requirements prescribed in the Springfield Zoning Ordinance. Options had been discussed with applicant including off-site parking granted by Board of Adjustment, variance application, and possible amendment to zoning ordinance.

Alan Hans, Advantage Development LLC., owner of property located at 175 Main was present. He spoke on behalf of Springfield Baptist Church regarding parking for church services on Sunday. He foresees no problem, and stated parking should not be an issue. Cecil Dale, Norfolk, Nebraska, Pastor of the First Baptist Church spoke on behalf of the church. Springfield Baptist Church has been holding services for a year and a half at the Springfield Elementary School. Their congregation has grown and needs a bigger place to hold services. The goal of the church is to expand and reach more people in order to purchase land and eventually build a facility of their own.

Lee & Cary Smith, 401 So. 10th Ave, Springfield, Nebraska stated the congregation would be accommodating for the parking if a-Conditional Permit were allowed. Carey spoke of being able to expand their church to citizens of Springfield and surrounding areas.

Jason Schiebel, 704 Maple Springfield, Nebraska would like to see more life in Springfield and the congregation needs the opportunity to expand in Springfield.

Thelma Jolly 510 Cedar Springfield, Nebraska, stated that the First Baptist Church should be on Main Street, so it is visible to the citizens of Springfield. This would promote growth of the congregation. She also sees no problems with the parking on Main Street.

Leota Thomson, 320 N 3rd Street, Springfield, Nebraska stated parking could be worked out in due time.

Dave Kildow, 400 No 3rd Street, Springfield, Nebraska, spoke in favor of putting the church on Main Street. He stated that parking should be no problem since church services are held on Sunday and most businesses on Main Street are closed.

Glenn Trembley, owner of Springfield Artworks, 183 Main Street, Springfield, Nebraska spoke in opposition. He has a profound respect for the church but feels Main Street should be maintained as retail. He feels Springfield needs to promote more-retail to generate revenue for the city.

Robert Pratt, owner of Yotes BBQ & Pizzeria 167 Main Street, Springfield, Nebraska spoke in opposition of a church locating on Main Street. He would like more retail on Main Street, therefore generating tax revenue for the city.

Motion by Swenson, second by Carlson to close Public Hearing.

Ayes: All. Nays: None.

Public Hearing closed at 7:43 PM.

6. A. Motion by Opitz, second by Swenson to approve and recommend to Council the expansion of extraterritorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County legally described as Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6th P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres (16715 S. 156th St.), and designation of the ceded jurisdiction to Agricultural land use and zoning of said land to AR-Agriculture Residential
Ayes: All. Nays: None.

B. Motion by Opitz, second by Carlson to table agenda item 6 B until September 11, 2012 Planning Commission meeting.

Ayes: All. Nays: None.

7. Old Business-None
8. Reports & Recommendations-None
9. Motion by Swenson second by Opitz to adjourn. Ayes: All. Nays.
Meeting adjourned at 8:15