

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, December 9, 2014**, at 7:00 o'clock p.m. 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 December 9, 2014

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the November 12, 2014 Planning Commission Meeting
5. Public Hearings
 - A. Expansion of extra-territorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County in order to square off the city's extra-territorial zoning jurisdiction line, consisting of approximately 744.08 acres
 - B. Complete update to the Springfield Comprehensive Plan
 - C. Complete update to the Springfield Zoning Ordinance
 - D. Updated Springfield Zoning Map
6. New Business
 - A. Expansion of extra-territorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County in order to square off the city's extra-territorial zoning jurisdiction line, consisting of approximately 744.08 acres
 - B. Complete update to the Springfield Comprehensive Plan
 - C. Complete update to the Springfield Zoning Ordinance
 - D. Updated Springfield Zoning Map
 - E. Approve the regular Planning Commission meeting calendar for 2015
 - F. Elect Planning Commission Officers for 2015
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
December 9, 2014

1. Called meeting to order at 7: 00 p.m.
2. Present: David Kulm, Elizabeth Chartier, Sue Peplow, Jerry Webster, Roy Swenson, Jim Opitz, Joe Parr.
Absent: None.
3. Motion by Swenson, second by Chartier to approve the December 9, 2014, Planning Commission agenda. Ayes: All. Nays: None.
4. Motion by Opitz, second by Swenson to approve the minutes of the November 12, 2014 Planning Commission meeting. Ayes; All. Nays: None.
5. A. Motion by Swenson, second by Webster to open public hearing for Expansion of extra-territorial jurisdiction to include land recently ceded to the City of Springfield by Sarpy County in order to square off the city's extra-territorial zoning jurisdiction line, consisting of approximately 744.08 acres. Ayes: All. Nays: None. Public Hearing opened at 7:02 p.m.
David Potter, JEO Consulting Group informed the Planning Commission that the county made the decision to cede 744.08 to the City of Springfield on December 9, 2014. Therefore the city can expand the extra territorial jurisdiction to square off the cities extra-territorial zoning jurisdiction line. No one from the public spoke in opposition or in favor. Motion by Peplow, second by Swenson to close the public hearing. Ayes: All. Nays: None. Public hearing closed at 7:07 p.m.

B. Motion by Swenson, second by Webster to open public hearing to discuss the complete update of the Springfield Comprehensive Plan. Ayes: All. Nays: None. Public hearing opened at 7:07 p.m. Dave, provided updated maps and a copy of the comprehensive plan for 2014. The current plan was approved on 2001. Many things have changed in and around Springfield and all the new information obtained warranted a complete update. Tonya Carlson, with JEO Consulting was in attendance and provided updates to the Pflug Road design area. No one from the public spoke in opposition or in favor. Motion by Webster, second by Chartier to close public hearing. Ayes: All. Nays: None. Public Hearing closed at 7:28 p.m.

C. & D. Motion by Swenson, second by Peplow to open public hearing to discuss the complete update to the Springfield Zoning Ordinance and the updated Springfield zoning map. Ayes: All. Nays: None. Public hearing opened at 7:29 p.m. Dave reviewed the proposed amendments to Springfield Zoning Ordinance and the Springfield Comprehensive Plan. Dave expressed how important the zoning ordinance changes must be with the Comprehensive Plan. The updated plan is expanding definitions and using illustrations to interpret regulations in a more user friendly manner. The zoning district did not change with the exception of the area directly north of the post office from 1st Street to 2nd. Street. This area is currently zoned BG-General Business and is being rezoned to R-50, which is two family residential district. This removes any restrictions imposed on the landowners from BG zoning. The residents will be required to follow zoning regulations for R50 upon approval from the City Council.
Jodi Jones, 180 N 2nd Street, Springfield, Ne, voiced her concerns that her home be "grandfathered" in if changes were made to R50 zoning. Potter stated she would be required to adhere to all regulations and setbacks for the new zoning district. The public had no further

comments in favor or opposition. Motion by Peplow, second by Swenson to close the public hearing. Ayes: All. Nays: None. Motion carried. Public Hearing closed at 8:02 p.m.

6. A. Motion by Swenson, second by Peplow to recommend approval of Expansion of extra-territorial jurisdiction to include land ceded to the City of Springfield by Sarpy County in order to square off the city's extra-territorial zoning jurisdiction line, consisting of approximately 744.08 acres with changes to amendment. Ayes: All. Nays: None. Motion carried.
- B. Motion by Peplow, second by Swenson to recommend approval of the updated Springfield Comprehensive Plan. Ayes: All. Nays: None. Motion carried.
- C. Motion by Opitz, second by Swenson to approve the updated Springfield Zoning Ordinance with proposed changes. Ayes: All. Nays: None. Motion carried.
- D. Motion by Swenson, second by Parr to approve the updated Springfield Zoning Map. Ayes: All. Nays: None. Motion carried.
- E. Motion by Swenson, second Webster to approve the regular 2015 Planning Commission meeting calendar. Ayes: All. Nays: None. Motion carried.
- F. Planning Commission Officers were elected and stand as follows:
Motion by Webster, second by Parr to elect Roy Swenson as Planning Commission Chairman. Ayes: All. Nays: None. Motion carried.
Motion by Peplow, second by Swenson to re-elect Jerry Webster as Vice-Chairman for 2015. Ayes: All. Nays: None. Motion carried.
Motion by Peplow, second by Swenson to re-elect Elizabeth Chartier as Planning Commission Secretary for 2015. Ayes: All. Nays: None. Motion carried.
7. No old business to discuss.
8. No reports or recommendations to report.
9. Motion to adjourn by Swenson, second Webster. Ayes: All. Nays: None. Motion carried at 8:12 p.m.

Colleen Keleher
Planning Commission Clerk