

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, February 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 February 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 January 10, 2012, Planning Commission Meeting
5. Public Hearings
 - A. Application for a change of zoning classification from AR, Agriculture Residential to R30, General Family Residential on proposed Lots 18-19 of the proposed Springfield Industrial Park and Light Industrial on Lots 1-17 and Outlot A of the proposed Springfield Industrial Park 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
 - B. Preliminary plat (Lots 1-19 and Outlot A, Springfield Industrial Park) and requested waivers 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
 - C. Preliminary plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waivers 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
 - D. Application for a change of zoning classification from AR, Agriculture Residential, to LI, Light Industrial on proposed Lot 1, Springfield Business Park located on 35.46 acres in parts of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14-13-11
 - E. 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 $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14-13-11
6. Old Business
7. New Business

- A. Application for a change of zoning classification from AR, Agriculture Residential to R30, General Family Residential on proposed Lots 18-19 of the proposed Springfield Industrial Park and Light Industrial on Lots 1-17 and Outlot A of the proposed Springfield Industrial Park 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
- B. Preliminary plat (Lots 1-19 and Outlot A, Springfield Industrial Park) and requested waivers 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
- C. Preliminary plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waivers 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
- D. Application for a change of zoning classification from AR, Agriculture Residential, to LI, Light Industrial on proposed Lot 1, Springfield Business Park located on 35.46 acres in parts of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14-13-11
- E. 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 $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14-13-11

8. Reports and Recommendations

9. Adjournment

**Planning Commission Minutes
February 14, 2012**

1. Meeting called to order 7:00 PM
2. Present: David Kulm, Jane Jensen, Darren Carlson, Jerry Webster, Roy Swenson, Jim Opitz, Sue Peplow.
Absent: None.
3. Motion by Opitz, second by Webster, to approve February 14, 2012 meeting agenda.
Ayes: All. Nays: None.
4. Motion by Carlson, second by Opitz, to approve January 10, 2012 Planning Commission minutes.
Ayes: All. Nays: None.
5. Public Hearings:

Motion by Webster, second by Jensen, to open a Public Hearing for both A) change of zoning classification from AR, Agriculture Residential to R30, General Family Residential on proposed Lots 18-19 of the proposed Springfield Industrial Park and Light Industrial on Lots 1-17 and Outlot A of the proposed Springfield Industrial Park 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 and B) Preliminary plat (Lots 1-19 and Outlot A, Springfield Industrial Park) and requested waivers 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 7:10 PM. Potter reviewed the staff report pertaining to agenda items 7A and 7B. Dan Williams and his engineer, Mark Westergard of E&A Consulting Group were present to describe the project and answer any questions. 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 7:17 PM.

Motion by Webster, second by Carlson to open a Public Hearing for items C) Preliminary plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waivers 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; D) Application for a change of zoning classification from AR, Agriculture Residential, to LI, Light Industrial 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; and E) Application for 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 1/4 and the North ½ of the SE ¼ of Section 14-13-11. Ayes: All. Nays: None. Potter reviewed the staff report pertaining to agenda items 7C-E. Steve Tibble and Dawn with Insurance Auto Auction, Jerry Torzon with Springfield Business Park, and Mark Westergard with E&A Consulting Group were present to describe the project and answer any questions. 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 7:42 PM.

6. Old Business-None

7. New Business

- A. Motion by Webster, second by Opitz, to approve and recommend to City Council a change of zoning from AR, Agriculture Residential to R30, General Family Residential on proposed Lots 18-19 of the proposed Springfield Industrial Park and Light Industrial on Lots 1-17 and Outlot A of the proposed Springfield Industrial Park 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, contingent upon approval of the Springfield Industrial Park (Lots 1-19 and Outlot A) preliminary plat, as the proposed zoning conforms to the Springfield Comprehensive Plan. Ayes: All. Nays: None.
 - B. Motion by Opitz, second by Webster to approve and recommend to City Council a Preliminary plat (Lots 1-19 and Outlot A, Springfield Industrial Park) and requested waivers 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 the conditions 1-9 stated in the staff report as the proposed use conforms to the Springfield Zoning Ordinance and Subdivision Regulations. Ayes: All. Nays: None.
 - C. Motion by Swenson, second by Webster to approve and recommend to City Council a preliminary plat (Lots 1-3 and Outlot A, Springfield Business Park) and requested waivers 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 the conditions 1-8 stated in the staff report, as the proposed use conforms to the Springfield Zoning Ordinance and Subdivision Regulations. Ayes: All. Nays: None.
 - D. Motion by Opitz, second by Swenson, to approve and recommend to City Council a change of zoning from AR, Agriculture Residential, to LI, Light Industrial 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 East of the 6th P.M., Sarpy County, Nebraska, subject to approval of the preliminary and final plats pertaining to Lot 1, Springfield Business Park, as the proposed zoning conforms to the Springfield Comprehensive Plan. Ayes: All. Nays: None.
 - E. Motion by Jensen, second by Peplow, to table the 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, until the next meeting or until all information described in the staff report is correct and complete. Ayes: All. Nays: None.
8. Darren Carlson reported he had attended the meeting held by MAPA/Sarpy County relating to the Platteview Road Corridor Study on February 10, 2012. He related to us the importance of the City of Springfield updating the Comprehensive Plan, the Future Land Use and zoning, for a wider right-of-way and future development. Mayor Dill, Kathleen Gottsch, David Potter, and a number of Springfield residents were also in attendance.
9. Motion by Swenson, second by Webster to adjourn. Ayes: All. Nays: None.
Meeting adjourned at 7:57 PM.