

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, June 11, 2013 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 June 11, 2013

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the April 9, 2013 Planning Commission Meeting
5. Public Hearings
 - A. Conditional use permit application filed by Springfield Baptist Church, applicant, and Stack Incorporated, property owner, to operate a church on property legally described as ½ Vacated Alley Adj and Lots 1 and 2, Block 13, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 189 Locust Street, and zoned BG-General Business
6. New Business
 - A. Conditional use permit application filed by Springfield Baptist Church, applicant, and Stack Incorporated, property owner, to operate a church on property legally described as ½ Vacated Alley Adj and Lots 1 and 2, Block 13, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 189 Locust Street, and zoned BG-General Business
 - B. Discuss zoning regulation update
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
June 11, 2013

1. Meeting called to order 7:00 PM.
2. Present: David Kulm, Elizabeth Chartier, Roy Swenson, Darren Carlson, Jerry Webster, Jim Opitz, and Sue Peplow.
3. Motion by Swenson, second by Opitz to approve June 11, 2013 Planning Commission agenda. Ayes: All. Nays: None.
4. Motion by Opitz, second by Swenson to approve the minutes of the April 9, 2013, Planning Commission meeting as amended. Ayes: All. Nays: None.
5. Public Hearing
 - A. Motion by Swenson, second by Webster to open a Public Hearing for Conditional use permit application filed by Springfield Baptist Church, applicant, and Stack Incorporated, property owner, to operate a church on property legally described as ½ Vacated Alley Adj and Lots 1 and 2, Block 13, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 189 Locust Street, and zoned BG-General Business. The public hearing was opened at 7:05 P.M. David Potter, city planner read the staff report on agenda item 5A and explained needed changes to the proposed conditional use permit. Opitz had concerns regarding future businesses seeking a liquor license. According to Nebraska State Statues, Section 53-177 no liquor license may be granted to buildings within 150 feet of a church. Existing liquor licenses would not be affected. He inquired as to whether the 150 feet is determined from door to door or from property line to property line. Potter said it's likely from building to building but will consult with legal counsel and research the question prior to city council consideration. There was also some discussion on the vacated alley. The applicant was present to answer any questions. No public comments were made in favor or opposition. Motion by Carlson, second by Swenson to close the Public Hearing. Ayes: All. Nays: None. Public Hearing was closed at 7:21 P.M.
6. New Business
 - A. Motion by Swenson, second by Peplow to recommend approval of Conditional use permit application filed by Springfield Baptist Church, applicant, and Stack Incorporated, property owner, to operate a church on property legally described as ½ Vacated Alley Adj and Lots 1 and 2, Block 13, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 189 Locust Street, and zoned BG-General Business, subject to the conditions identified by staff and those stated within the permit as the proposed use conforms to the Springfield Zoning Ordinance. Ayes: All. Nays: None. Motion Passed.
7. Old Business: None

8. Reports:

Potter reported that Sarpy County is currently in the process of changing the zoning designation on a number of properties south of Springfield. A number of the properties were zoned industrial. The city had an opportunity to review these changes and is also now reviewing a number of proposed amendments to the Sarpy County Zoning and Subdivision Regulations. The majority of the changes are related to specific fees mentioned in the Regulations. The county is proposing to adopt a Master Fee Schedule. In addition, there are proposed changes to the submittal requirements in the Subdivision Regulations in terms of types and quantity of plans to be submitted with applications.

9. Motion by Swenson, second by Webster to adjourn. Ayes: All. Nays: None.
Meeting adjourned at 7:26 PM.