

NOTICE OF MEETING

Notice is hereby given that a meeting of the Planning Commission of the City of Springfield, Nebraska, will be held on **Wednesday, November 12, 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 November 12, 2014

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the August 12, 2014 Planning Commission Meeting
5. Public Hearings
 - A. Annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska
 - B. Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska
 - C. The irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska
6. New Business
 - A. Annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska
 - B. Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska
 - C. The irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska
7. Old Business
 - A. David Potter, JEO Consulting – Review zoning regulations and comprehensive plan updates
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
November 12, 2014

1. Meeting called to order at 7:00 p.m.
2. Present: David Kulm, Joe Parr, Jim Opitz, Jerry Webster, Roy Swenson, Elizabeth Chartier
Absent: Sue Peplow
3. Motion by Swenson, second by Webster to approve the November 12, 2014, Planning Commission agenda. Ayes: All. Nays: None.
4. Motion by Opitz, second by Swenson to approve the minutes of the August 12, 2014 Planning Commission meeting. Ayes: All. Nays: None.
5. Motion by Swenson, second by Webster to open public hearing for the annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska; Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska; and the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska. Ayes: All. Nays: None. Public Hearing opened at 7:02 p.m.

David Potter, JEO Consulting Group, reviewed the three tracts of land. The property is contiguous to the corporate limits, is urban in character, and meets the requirements of annexation. Jodi Jones, 180 N 2nd Street, Springfield, NE, was present to discuss zoning district BG (Business General), which is the zoning district for her property address. Jones was under the impression her property would be used for future business growth. She was encouraged to attend future public hearing to stay abreast of the situation. No one from the public spoke in opposition to or in favor of the annexations. Motion by Swenson, second by Webster to close the public hearing. Ayes: All. Nays: None. Public hearing closed at 7:20 p.m.

6. A. Motion by Swenson, second by Webster to recommend approval of the annexation of Lot 1, Zimmerman's 2nd Addition, Sarpy County, Nebraska. Ayes: All. Nays: None.

B. Motion by Swenson, second by Webster to recommend approval of the annexation of Lots 1-19, Springfield Industrial Park, Sarpy County, Nebraska. Ayes: All. Nays: None.

C. Motion by Swenson, second by Webster to recommend approval of the annexation of the irregular east part of Lot 1, St. Joseph Addition, Sarpy County, Nebraska. Ayes: All. Nays: None.
7. Potter reviewed zoning regulations and comprehensive plan updates. Mike Gilligan and Tanya Carlson with JEO were also in attendance. Carlson presented the Planning Commission with her five point future plan proposal for Springfield, to be implemented in three phases: short-term, mid-term and long-term. Plans are subject to change.

#1. Main Street Corridor: Incorporate Mopac Trail with Main Street, replace Main Street bridge to include sidewalk, upgrade parking lot across from Sarpy County Fairgrounds and market this area in conjunction with Mopac Trail events, possible Farmer's Market, festival events. Improve appearance of downtown building facades for uniformity and beautify Main Street making it a more inviting, livable downtown space.

#2. Highway 50 is limited to the degree of enhancement that can be done. In the median, it is recommended that grass be planted or the use of stamped/colored concrete. To create interest approaching Springfield, it was suggested columnar trees be planted.

#3. Platteview Road at 2nd Street - Develop with higher density store fronts, more recreation areas, tourism/arts, expand soccer fields to be multi-sports complex and include football field.

#4. Platteview Road and 132nd Street – The area is seen as another entrance to the city. It was proposed the frontage area be commercial with residential above or neighborhood area behind commercial buildings.

#5. Pflug Road – Replace bridge and beautify area with natural screen of evergreens between road and industrial site. Continue lighting to mimic Main Street.

Swenson commented that Carlson’s presentation had good concepts. Potter explained her design/character area would have mixed uses – combination of commercial and residential.

Potter further explained the current road system with future expansion on Platteview Road, plans for two additional neighborhood parks and a mini park, possible box culvert connecting east to west side of highway 50. The land use plan will extend down Highway 50 and be consistent. Opitz inquired about a connector between Platteview Road & Fairview Road.

The comp plan and zoning ordinance were given to each Planning Commission member to review before the December meeting.

There are currently two industrial districts. One light industrial, one heavy industrial. The heavy industrial will most likely be eliminated.

8. Reports and Recommendations: None

9. Motion by Swenson, second by Webster to adjourn. Ayes: All. Nays: None. Meeting adjourned at 8:40 p.m.