

## 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, September 11, 2012, at 7:00 o'clock p.m. at City Hall, 170 North 3<sup>rd</sup> 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 September 11, 2012

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the August 14, 2012, Planning Commission Meeting
5. Public Hearings
  - A. Preliminary and final plat (Lots 1, 2, and 3, Polson Estates) of a subdivision located in Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres, more or less, and generally located at 16715 S. 156<sup>th</sup> St., and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified.
  - B. Conditional use permit application filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the NE ¼ of the NE ¼ of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of the Capehart Road and Highway 50 intersection.
  - C. Application filed by H&T Development, LLC requesting a change of zoning classification from R50 Two-Family Residential to R92 Single-Family Residential on Lots 102, 103, and 104, Southcrest Hills, a subdivision in Sarpy County, Nebraska, and generally located at 910 – 1002 Maple Street, Springfield.
6. New Business
  - A. Preliminary and final plat (Lots 1, 2, and 3, Polson Estates) of a subdivision located in Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres, more or less, and generally located at 16715 S. 156<sup>th</sup> St., and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified
  - B. Conditional use permit application filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the NE ¼ of the NE ¼ of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of the Capehart Road and Highway 50 intersection

C. Application filed by H&T Development, LLC requesting a change of zoning classification from R50 Two-Family Residential to R92 Single-Family Residential on Lots 102, 103, and 104, Southcrest Hills, a subdivision in Sarpy County, Nebraska, and generally located at 910 – 1002 Maple Street, Springfield

7. Old Business

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

8. Reports and Recommendations

9. Adjournment

**Planning Commission Minutes  
September 11, 2012**

1. Meeting called to order 7:00 PM.
2. Present: David Kulm, Jane Jensen, Jerry Webster, Jim Opitz.  
Absent: Sue Peplow, Darren Carlson, Roy Swenson.
3. Motion by Webster, second by Opitz to approve September 11, 2012 Planning Commission agenda.  
Ayes: All. Nays: None.
4. Motion by Opiz, second by Webster to approve minutes of August 14, 2012 Planning Commission Meeting. Ayes: All. Nays: None.
5. Public Hearings
  - A. Motion by Opitz second by Jensen to open Public Hearing for Preliminary and final plat (Lots 1, 2, and 3, Polson Estates) of a subdivision located in Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres, more or less, and generally located at 16715 S. 156<sup>th</sup> St., and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified. Ayes: All. Nays: None. Public Hearing opened at 7:03 PM. David Potter, City Planner provided staff comments on agenda items 5A. No comments were made in favor or opposition. Motion by Webster, second by Jensen to close Public Hearing.  
Ayes: All. Nays: None. Public Hearing closed at 7:08 PM.
  - B. Motion by Opitz, second by Jensen to open Public Hearing for a conditional use permit application filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the NE ¼ of the NE ¼ of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of the Capehart Road and Highway 50 intersection. Ayes: All. Nays: None. Public Hearing opened at 7:09 PM. David Potter provided staff comments on agenda item 5B. Brian Shank, 7505 So. 134<sup>th</sup> Circle, Omaha, NE., owner of Silex Group LLC., discussed operations of recycling concrete and asphalt. No comments were made in favor or opposition. Commissioners questioned the location of trees along the property based on the topography. Motion by Opitz, second by Webster to close Public Hearing. Ayes: All. Nays: None. Public Hearing closed at 7:23 PM.
  - C. Motion by Jensen, second by Webster to open Public Hearing for application filed by H&T Development, LLC requesting a change of zoning classification from R50 Two-Family Residential to R92 Single-Family Residential on Lots 102, 103, and 104, Southcrest Hills, a subdivision in Sarpy County, Nebraska, and generally located at 910 – 1002 Maple Street, Springfield. Ayes: All. Nays: None. Public Hearing opened at 7:24 PM. David Potter reviewed agenda item 5C, of the staff report. Bob Hill, with H & T Development, LLC., owner was present, No comments were made in favor or opposition. Commission members questioned the size of the lots as they compare to those in the neighborhood and found them to be comparable. Motion by Jensen, second by Webster to close public hearing. Ayes: All. Nays: None. Public Hearing closed at 7:28 PM.
6. New Business
  - A. Motion by Jensen, second by Opitz, to recommend approval of Preliminary Plat (Lots 1, 2, and 3, Polson Estates) of a subdivision located in Tax Lot Q, Section 26, Township 13 North, Range 11

East of the 6<sup>th</sup> P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres, more or less, and generally located at 16715 S. 156<sup>th</sup> St., based on submittals and requested waivers, subject to resolution of items identified by staff as the plat conforms to adopted zoning ordinance, subdivision regulations and the Springfield Comprehensive Plan. Ayes: All. Nays: None.

Motion by Jenson, second by Opitz to recommend approval of Final Plat (Lots 1, 2, and 3, Polson Estates) of a subdivision located in Tax Lot Q, Section 26, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M. in Sarpy County, Nebraska, consisting of approximately 28.43 acres, more or less, and generally located at 16715 S. 156<sup>th</sup> St., and for waivers to the subdivision regulations pertaining to design standards and required improvements as identified and subject to resolution of items identified by staff as the plat conforms to adopted zoning ordinance, subdivision regulations and the Springfield Comprehensive Plan. Ayes: All. Nays: None.

- B. Motion by Jenson second by Webster to recommend approval of the conditional use permit application filed by Silex Group, LLC, applicant, and Clarence O. Keyes, Trustee of Clarence O. Keyes Living Trust, property owner, for a concrete and asphalt recycling and distribution plant to be located on property zoned Agriculture Residential and legally described as the NE ¼ of the NE ¼ of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, and generally located on the southwest corner of the Capehart Road and Highway 50 intersection, subject to the conditions stated and those in the permit, except that a change of tall natural grasses instead of incorporating trees within the proposed vegetated buffer strip along the perimeters of the operation to help provide screening to adjacent properties and uses, as the use conforms to the zoning ordinance. Ayes: All. Nays: None.
- C. Motion by Opitz, second by Webster to recommend approval of application filed by H&T Development, LLC requesting a change of zoning classification from R50 Two-Family Residential to R92 Single-Family Residential on Lots 102, 103, and 104, Southcrest Hills, a subdivision in Sarpy County, Nebraska, and generally located at 910 – 1002 Maple Street, Springfield, Ne. Ayes: All. Nays: None.

## 7. Old Business

- A. Motion by Opitz, second by Webster to bring agenda item 7 from the table. Ayes: All. Nays: None. Motion by Opitz, second by Webster to deny 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, as the proposed use does not meet the parking requirements prescribed in the zoning ordinance. Ayes: All. Nays: None.

## 8. Reports and Recommendations-None

- 9. Motion by Jensen, second by Opitz to adjourn. Ayes: All. Nays: None. Meeting adjourned at 8:43 PM.