

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 8, 2015**, 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 September 8, 2015

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the July 14, 2015 Planning Commission Meeting
5. Public Hearings
 - A. Amendment to Section 5.17 "BH Highway Business District" of the Springfield Zoning Ordinance adding banks, financial institutions and Automated Teller Machines, as part of a primary use, as permitted uses, and adding Automated Teller Machines when not within the interior of a primary use as a permitted conditional use; and
 - B. Conditional use permit application filed by RTR Retail, LLC, applicant and property owner, for an Automated Teller Machine, not within the interior of a primary use, located on property legally described as Lot 2, Highview Addition Replat Two to the City of Springfield, Sarpy County, Nebraska and zoned BH Highway Business; and
 - C. Conditional use permit amendment filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for the expansion of fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned LI Light Industrial
6. New Business
 - A. An amendment to Section 5.17 "BH Highway Business District" of the Springfield Zoning Ordinance adding banks, financial institutions and Automated Teller Machines, as part of a primary use, as permitted uses, and adding Automated Teller Machines when not within the interior of a primary use as a permitted conditional use; and
 - B. Conditional use permit application filed by RTR Retail, LLC, applicant and property owner, for an Automated Teller Machine, not within the interior of a primary use, located on property legally described as Lot 2, Highview Addition Replat Two to the City of Springfield, Sarpy County, Nebraska and zoned BH Highway Business; and

- C. Conditional use permit amendment filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for the expansion of fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned LI Light Industrial
- 7. Old Business
- 8. Reports and Recommendations
- 9. Adjournment

**Planning Commission Minutes
September 8, 2015**

1. Meeting called to order at 7:00 p.m.
2. Present: Roy Swenson, Jerry Webster, Jim Opitz, Elizabeth Chartier, Joe Parr, David Kulm.
Absent: Sue Peplow
3. Approve meeting agenda.
4. Motion by Webster, 2nd by Parr to table approval of July 14, 2015 minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Kulm, 2nd by Opitz to open a public hearing to consider an amendment to Section 5.17 "BH Highway Business District" of the Springfield Zoning Ordinance adding banks, financial institutions and Automated Teller Machines, as part of a primary use, as permitted uses, and adding Automated Teller Machines when not within the interior of a primary use as a permitted conditional use. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.
Kathleen Gottsch, City Administrator, reviewed the staff report. Staff recommends approval of amendments to zoning regulations.
There were no other comments or questions. Motion by Kulm, 2nd by Chartier to close the public hearing at 7:03 p.m. Ayes: All. Nays: None. Motion carried.
 - B. Motion by Opitz, 2nd by Kulm to open a public hearing to consider a conditional use permit application filed by RTR Retail, LLC, applicant and property owner, for an Automated Teller Machine, not within the interior of a primary use, located on property legally described as Lot 2, Highview Addition Replat Two to the City of Springfield, Sarpy County, Nebraska and zoned BH Highway Business. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:03 p.m.
Kathleen Gottsch, City Administrator, stated the stand alone Automated Teller Machine will eliminate two parking spaces still leaving adequate parking for the businesses. Gottsch stated RTR Retail, LLC, requested a 10 year conditional use permit rather than the standard 3 year conditional use permit. Council will make final decisions on the conditional use permit extension.

There were concerns the area would become a magnet for crime. Gottsch stated the area is well lit and issues are not foreseen. She also commented that the flow of traffic would not be affected.

There were no other comments or questions. Motion by Parr, 2nd by Optiz to close the public hearing at 7:05 p.m. Ayes: All. Nays: None. Motion carried.

- C. Motion by Chartier, 2nd by Parr to open a public hearing to consider a conditional use permit amendment filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for the expansion of fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned LI Light Industrial. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:06 p.m.

Gottsch stated that the proposed additional building would need to meet new Highway 50 corridor design guidelines which would incorporate the need for landscape or partial brick on the building. Gottsch noted that storage trailers would also need to be located to the east of the storage buildings. Jennifer Williams, Wild Willy's co/owner, explained the primary use for the new building would be for storage of fireworks eliminating the need for the semi-trailers currently on the property.

There were no other comments or questions. Motion by Kulm, 2nd by Parr to close the public hearing at 7:09 p.m. Ayes: All. Nays: None. Motion carried.

6. New Business

- A. Motion by Opitz, 2nd by Parr to approve the amendment to Section 5.17 "BH Highway Business District" of the Springfield Zoning Ordinance adding banks, financial institutions and Automated Teller Machines, as part of a primary use, as permitted uses, and adding Automated Teller Machines when not within the interior of a primary use as a permitted conditional use permit. Ayes: All. Nays: None. Motion carried.
- B. Motion by Kulm, 2nd by Webster to approve, with staff recommendations, the request for conditional use permit application filed by RTR Retail, LLC, applicant and property owner, for an Automated Teller Machine, not within the interior of a primary use, located on property legally described as Lot 2, Highview Addition Replat Two to the City of Springfield, Sarpy County, Nebraska and zoned BH Highway Business. Ayes: All. Nays: None. Motion carried.
- C. Motion by Webster, 2nd by Parr to approve, with staff recommendations, the conditional use permit amendment filed by Dan Williams and Wild Willy's Fireworks LLC, applicants, and Williams Enterprises LLC, property owner, for the expansion of fireworks storage located on property legally described as Tax Lot 3A2B, Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska and zoned LI Light Industrial. Ayes: All. Nays: None. Motion carried.

7. Old Business: None

8. Reports and recommendations: None

9. Motion by Kulm, 2nd by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:13 p.m.