



PLANNING COMMISSION AGENDA

Tuesday, April 12, 2022 at 7:00 p.m.

Springfield City Hall

170 North 3rd Street

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, David Skorc, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the December 14, 2021, Planning Commission Meeting
5. Appoint Officers – Chairman, Vice-Chairman, Secretary
6. Public Hearings
 - A. Application filed by MADDAD Land, LLC, property owner and subdivider, for a final plat (Lots 5-6, Springfield Commerce) of property legally described as part of the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, excluding the part for SID 348 and ROW, and generally located on the southwest corner of 147th Street and Platteview Road
 - B. Application filed by BHI Investment Company, property owner and subdivider, for a preliminary and final plat (Lot 1 and Outlot “A” inclusive, Springfield Business Park Replat 1) being a replatting of all of Lot 2, Springfield Business Park, a subdivision located in part of the Northeast ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located on the northwest corner of Meredythe Plaza and Hwy 50 – ***This item was included in the newspaper publication so it is required to be listed on the agenda; however, a complete application package has not been submitted so staff recommends this item be tabled to the May 10, 2022, Planning Commission meeting.***
7. New Business
 - A. Application filed by MADDAD Land, LLC, property owner and subdivider, for a

final plat (Lots 5-6, Springfield Commerce) of property legally described as part of the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, excluding the part for SID 348 and ROW, and generally located on the southwest corner of 147th Street and Platteview Road

- C. Application filed by BHI Investment Company, property owner and subdivider, for a preliminary and final plat (Lot 1 and Outlot "A" inclusive, Springfield Business Park Replat 1) being a replating of all of Lot 2, Springfield Business Park, a subdivision located in part of the Northeast ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and generally located on the northwest corner of Meredythe Plaza and Hwy 50 – ***This item was included in the newspaper publication so it is required to be listed on the agenda; however, a complete application package has not been submitted so staff recommends this item be tabled to the May 10, 2022, Planning Commission meeting.***

8. Old Business
9. Reports and Recommendations
10. Adjournment

**PLANNING COMMISSION MINUTES
April 12, 2022**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Jim Opitz, Elizabeth Chartier, Dave Kulm
Absent: Sue Peplow, Kyle Fisher, Dave Skorcz
3. Motion by Chartier, 2nd by Opitz to approve meeting agenda. Ayes: Webster, Opitz, Chartier, Kulm. Nays: None. Motion carried.
4. Motion by Chartier, 2nd by Webster to approve December 14, 2021 Planning Commission meeting minutes. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried.
5. Motion by Kulm, 2nd by Opitz to appoint Dave Kulm as Chairperson, Jerry Webster as Vice Chairperson, Elizabeth Chartier as Secretary. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried. All appointments are for a one-year term.

6. Public Hearings

- A. Motion by Kulm, 2nd by Chartier to open a public hearing to consider an application filed by MADDAD Land, LLC, property owner and subdivider, for a final plat (Lots 5-6, Springfield Commerce) of property legally described as part of the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, excluding the part for SID 348 and ROW, and generally located on the southwest corner of 147th Street and Platteview Road. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:05 p.m.

Kathleen Gottsch, City Administrator, reviewed the final plat application. Gottsch noted Lots 5 and 6, Springfield Commerce, were part of the preliminary plat for the Springfield Commerce development that was approved by the City Council on May 5, 2020, via Resolution 2020-13.

She reported the future land use designation for Lots 5 and 6 was approved to be Industrial via Ordinance No. 1027 adopted on May 5, 2020 and the zoning for Lots 5 and 6 was approved to be Light Industrial via Ordinance No. 1028 adopted on May 5, 2020.

Gottsch commented that the city attorney reviewed the plat and noted that a comprehensive amendment to the Subdivision Agreement for Phase 1 (Lots 1-4, Springfield Commerce) needs to be drafted to address the development of Phase 2. Gottsch stated city staff will work with the applicant's attorney to draft the document and it will then be presented to the City Council for consideration.

Gottsch introduced James Meyers, Chief Executive Officer of Cannonball Express Transportation, affiliated with Maddad Land, LLC, the owners/developers of Springfield Commerce. Meyers stated the desire to finalize Phase 2 of the project has seemed to generate more interest than the two front lots along Hwy 50. Meyers further informed the commission that approval of Phase 2 will allow them to proceed with street construction, etc. in order to be prepared for future building.

No further questions or comments were made from the public or the Planning Commission.

Motion by Kulm, 2nd by Opitz to close the public hearing. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing closed at 7:10 p.m.

- B. A complete application was not submitted by the applicant, so no action was taken on this item.

7. New Business

- B. Motion by Opitz, 2nd by Kulm to recommend approval of the application filed by MADDAD Land, LLC, property owner and subdivider, for a final plat (Lots 5-6, Springfield Commerce) of property legally described as part of the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, excluding the part for SID 348 and ROW, and generally located on the southwest corner of 147th Street and Platteview Road. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried.

 - C. This agenda item died since a complete application was not submitted prior to this meeting.
- 8. Old Business: None

 - 9. Reports and Recommendations: None

 - 10. Motion by Peplow, 2nd by Fisher to adjourn. Ayes: Webster, Opitz, Fisher, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.