



**PLANNING COMMISSION AGENDA**

Tuesday, April 14, 2020 at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

**Pursuant to the Governor's Executive Order No. 20-003, this meeting will be held by video/telephone conference. Members of the public may attend this meeting electronically or telephonically:**

**Join Zoom Meeting:**

<https://us04web.zoom.us/j/409803622?pwd=WFV1ekFWcG4wSU9MQ2I1NTFrTXFOUT09>

Dial by your location 1-253-215-8782 or 1-301-715-8592

**Meeting ID: 409 803 622**

**Password: 200480**

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the March 10, 2020, Planning Commission Meeting
5. Public Hearings
  - A. Three public hearings will be held associated with the applications filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, requesting the following items (a thru c) all on property legally described as the North ½ of the Northeast ¼ of Section 23, 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 Hwy 50 and Platteview Road:
    - (a) Amendment to the City of Springfield's Comprehensive Plan changing the future land use designation from Highway Commercial and Business Park to Highway Commercial and Industrial.
    - (b) Zone Change from Agricultural Residential to Business Highway and Light Industrial.
    - (c) Preliminary Plat (Lots 1-6 and Outlot A & B, Springfield Commerce).

6. New Business
  - A. The Planning Commission will consider action on the applications filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, requesting the following items (a thru c) all on property legally described as the North ½ of the Northeast ¼ of Section 23, 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 Hwy 50 and Platteview Road:
    - (a) Amendment to the City of Springfield's Comprehensive Plan changing the future land use designation from Highway Commercial and Business Park to Highway Commercial and Industrial.
    - (b) Zone Change from Agricultural Residential to Business Highway and Light Industrial.
    - (c) Preliminary Plat (Lots 1-6 and Outlot A, Springfield Commerce).
7. Old Business
8. Reports and Recommendations
9. Adjournment

**PLANNING COMMISSION MINUTES**  
**April 14, 2020**

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Jerry Webster, Elizabeth Chartier, Kyle Fisher, Joe Parr, Dave Kulm  
Absent: Sue Peplow
3. Motion by Fisher, 2<sup>nd</sup> by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Parr, 2<sup>nd</sup> by Fisher to approve March 10, 2020 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
  - A. Motion by Fisher, 2<sup>nd</sup> by Chartier to open three public hearings associated with the applications filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, requesting the following items (a thru c) all on property legally described as the North ½ of the Northeast ¼ of Section 23, 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 Hwy 50 and Platteview Road. Ayes: All. Nays: None. Motion carried. Public hearings opened at 7:04 p.m.
    - (a) Jeff Ray, City Planner with JEO Consulting, discussed the amendment to the City's Comprehensive Plan changing the future land use designation from Highway Commercial and Business Park to Highway Commercial and Industrial.

Ray stated the comprehensive plan is within the envisioned development of the warehouse district with no significant impact to intended uses.

City Administrator, Kathleen Gottsch, noted there are ongoing discussions regarding the trail running through the 156<sup>th</sup> Street corridor.

No further questions or comments were received.

- (b) Ray discussed the zone changes from Agricultural Residential to Business Highway along the Hwy 50 frontage and to Light Industrial on the remainder of the property to the west.

No further questions or comments were received.

- (c) Ray noted that the Preliminary Plat (Lots 1-6 and Outlots A & B, Springfield Commerce) will work with the proposed Highway Commercial and Light Industrial zones.

Webster inquired as to the location of Outlot A. Applicant John Meyer stated Outlot A will be along Highway 50.

Gottsch commented on a letter received from a neighboring landowner, Robert Gottsch, with concerns and questions. The applicant's engineer, Doug Kilner with TD2 Engineering & Surveying, 10836 Old Mill Road, spoke to Mr. Gottsch on April 14, 2020, and indicated Mr. Gottsch's concerns had been addressed and his questions answered.

No further questions or comments were received.

Motion by Fisher, 2<sup>nd</sup> by Kulm to close the public hearings. Ayes: All. Nays: None. Motion carried. Public hearings closed at 7:16 p.m.

## 6. New Business

- (a) Motion by Kulm, 2<sup>nd</sup> by Parr to recommend approval of the amendment to the City of Springfield's Comprehensive Plan changing the future land use designation from Highway Commercial and Business Park to Highway Commercial and Industrial. Ayes: All. Nays: None. Motion carried.
- (b) Motion by Kulm, 2<sup>nd</sup> by Parr to recommend approval of the zone change from Agricultural Residential to Business Highway and Light Industrial. Ayes: All. Nays: None. Motion carried.
- (c) Motion by Kulm, 2<sup>nd</sup> by Fisher to recommend approval of the Preliminary Plat (Lots 1-6 and Outlots A & B, Springfield Commerce). Ayes: All. Nays: None. Motion carried.

## 7. Old Business – None

8. Reports and Recommendations – None
9. Motion by Chartier, 2<sup>nd</sup> by Parr to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:19 p.m.