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**PLANNING COMMISSION AGENDA**

Tuesday, April 13, 2021 at 7:00 p.m.

Springfield City Hall

170 North 3<sup>rd</sup> 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 Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the March 9, 2021, Planning Commission Meeting
5. Public Hearings
  - A. Amendments to the following sections of the Springfield Zoning Ordinance as they pertain to Studio or Efficiency Apartments:
    - 1) Section 2.03 “Definitions” adding a definition for Apartment, Studio or Efficiency; and
    - 2) Section 5.11 “R30 General Family Residential” revising height and area requirements for multi-family dwellings and allowing one studio apartment in a multi-family dwelling on a single parcel as a permitted use while multi-family dwellings with two or more studio apartments will require a conditional use permit; and
    - 3) Section 8.03 “Schedule of Minimum Off-Street Parking and Loading Requirements” clarifying parking requirements for studio or efficiency apartments
6. New Business
  - A. Amendments to the following sections of the Springfield Zoning Ordinance as they pertain to Studio or Efficiency Apartments:
    - 1) Section 2.03 “Definitions” adding a definition for Apartment, Studio or Efficiency; and

*Agenda continued on reverse.*

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- 2) Section 5.11 "R30 General Family Residential" revising height and area requirements for multi-family dwellings and allowing one studio apartment in a multi-family dwelling on a single parcel as a permitted use while multi-family dwellings with two or more studio apartments will require a conditional use permit; and
  - 3) Section 8.03 "Schedule of Minimum Off-Street Parking and Loading Requirements" clarifying parking requirements for studio or efficiency apartments
7. Old Business
  8. Reports and Recommendations
  9. Adjournment

## **PLANNING COMMISSION MINUTES**

**April 13, 2021**

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Jerry Webster, Elizabeth Chartier, Kyle Fisher. Dave Skorcz  
Absent: Sue Peplow, Dave Kulm
3. Motion by Opitz, 2nd by Fisher to approve meeting agenda. Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried.
4. Motion by Opitz, 2<sup>nd</sup> by Fisher to approve March 9, 2021 Planning Commission meeting minutes. Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried.
5. Public Hearings
  - A. Motion by Skorcz, 2<sup>nd</sup> by Chartier to open public hearing to discuss and consider amendments to the following sections of the Springfield Zoning Ordinance as they pertain to Studio or Efficiency Apartments:
    - 1) Section 2.03 "Definitions" adding a definition for Apartment, Studio or Efficiency; and
    - 2) Section 5.11 "R30 General Family Residential" revising height and area requirements for multi-family dwellings and allowing one studio apartment in a multi-family dwelling on a single parcel as a permitted use while multi-family dwellings with two or more studio apartments will require a conditional use permit; and

- 3) Section 8.03 "Schedule of Minimum Off-Street Parking and Loading Requirements" clarifying parking requirements for studio or efficiency apartments

Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Kathleen Gottsch, Springfield City Administrator, identified the property in consideration as the tri-plex on the southeast corner of South 3<sup>rd</sup> and Spruce Streets, Springfield, Nebraska. The owner is requesting he be allowed to convert the basement into a studio apartment following all current building codes. Gottsch commented studio apartments are becoming popular in communities and there are not any studio apartments currently in Springfield. She commented that to allow studio apartments, staff recommends a conditional use permit be required with terms and limits if necessary. Gottsch also clarified the definition and amendment to lot size and requirements.

Skorcz inquired and asked for an explanation regarding allowed parking spaces for multifamily dwellings. Gottsch explained that one and a half spaces are allowed for studios and one-bedroom units, otherwise it is one space per bedroom.

No further questions or comments were made.

Motion by Fisher, 2<sup>nd</sup> by Skorcz to close the public hearing. Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried. Public hearing closed at 7:14 p.m.

## 6. New Business

Motion by Opitz, 2<sup>nd</sup> by Fisher, to recommend approval of amendments to the following sections of the Springfield Zoning Ordinance as they pertain to Studio or Efficiency Apartments. Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried.

- 1) Section 2.03 "Definitions" adding a definition for Apartment, Studio or Efficiency; and
- 2) Section 5.11 "R30 General Family Residential" revising height and area requirements for multi-family dwellings and allowing one studio apartment in a multi-family dwelling on a single parcel as a permitted use while multi-family dwellings with two or more studio apartments will require a conditional use permit; and
- 3) Section 8.03 "Schedule of Minimum Off-Street Parking and Loading Requirements" clarifying parking requirements for studio or efficiency apartments

## 7. Old Business

Gottsch reported Gemini has equipment staged to begin construction and Springfield Commerce permit is ready to issue.

8. Reports and recommendations: None
9. Motion by Fisher, 2<sup>nd</sup> by Chartier to adjourn. Ayes: Opitz, Fisher, Chartier, Skorcz. Nays: None. Motion carried. Meeting adjourned at 7:33 p.m.

Andie Ledenbach, Assistant City Clerk