



PLANNING COMMISSION AGENDA

Tuesday, August 11, 2020 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
3. Approve Meeting Agenda
4. Approve Minutes of the July 14, 2020, Planning Commission Meeting
5. Public Hearings
 - A. Preliminary and final plat applications for a tract of land in part of the Northeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska (Lot 1, Springfield Elementary) and generally located on the northeast corner of Main and 9th Streets
 - B. **Continued from July 14, 2020.** Amendments to the following sections of the Springfield Zoning Ordinance as they pertain to alternative energy production facilities, solar energy systems and utilities:
 1. Section 2.03 Definitions
 2. Section 5.05 Agriculture Residential District
 3. Section 5.06 Rural Arts/Tourism District
 4. Section 5.07 R100 Single-Family Residential District
 5. Section 5.08 R92 Single-Family Residential District
 6. Section 5.09 R87 Single-Family Residential District
 7. Section 5.10 R50 Two-Family Residential District
 8. Section 5.11 R30 General Family Residential District
 9. Section 5.12 RB Residential Business District
 10. Section 5.14 MU Mixed Use District
 11. Section 5.15 DC Downtown Commercial District
 12. Section 5.16 BG General Business District
 13. Section 5.17 BH Highway Business District
 14. Section 5.18 BP Business Park District
 15. Section 5.19 LI Light Industrial District
 16. Section 8.10 Solar Panels

Agenda continued on reverse.

P.O. Box 189 ~ 170 North 3rd Street ~ Springfield, NE 68059

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springfieldne.org

6. New Business

- A. Consider approval of a motion to ratify all actions identified in the minutes taken by the City of Springfield Planning Commission during meetings held on April 14, June 9, and July 14, 2020, by video / telephone conferencing, pursuant to Gov. Ricketts' Executive Orders No. 20-03 and No. 20-24
- B. Preliminary and final plat applications for a tract of land in part of the Northeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska (Lot 1, Springfield Elementary) and generally located on the northeast corner of Main and 9th Streets

7. Old Business

- A. Amendments to the following sections of the Springfield Zoning Ordinance as they pertain to alternative energy production facilities, solar energy systems and utilities:
 - 1. Section 2.03 Definitions
 - 2. Section 5.05 Agriculture Residential District
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 - 14. Section 5.18 BP Business Park District
 - 15. Section 5.19 LI Light Industrial District
 - 16. Section 8.10 Solar Panels

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
August 11, 2020

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Kyle Fisher, Elizabeth Chartier, Dave Kulm.
Absent: Jerry Webster, Sue Peplow.
3. Motion by Fisher, 2nd by Chartier, to approve meeting agenda. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Kulm, to approve the July 14, 2020, Planning Commission meeting minutes. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried.
5. Public Hearings

- A. Motion by Chartier, 2nd by Fisher to open a public hearing to consider preliminary and final plat applications for a tract of land in part of the Northeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska (Lot 1, Springfield Elementary) and generally located on the northeast corner of Main and 9th Streets. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kellen Heideman, project engineer with Olsson, reviewed details for the new elementary school site. Chartier inquired as to the location of the front door. Heideman noted that the front door was in the middle of the building facing Main Street. Opitz inquired about reducing the speed limit on Main Street in front of the school. Heideman and Kathleen Gottsch, City Administrator, stated that the city or county will need to address the speed limit depending upon any future annexation of the school site by the city. Opitz also asked about the sidewalk and cross-walk layout. Heideman reviewed sidewalk locations and the connection to the subdivision trail. Chartier asked about drainage plans on the southwest corner of the property. Heideman noted that there will be 2 year, 10 year and 100 year onsite retention basins. A full drainage study will be completed in the future.

Motion by Kulm, 2nd by Fisher, to close the public hearing. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried. Public hearing closed at 7:07 p.m.

- B. Motion by Chartier, 2nd by Fisher, to continue the public hearing to consider amendments to the Springfield Zoning Ordinance, as they pertain to alternative energy production facilities, solar energy systems and utilities, until the September 8, 2020, Planning Commission meeting. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried. Michaela Valentin, OPPD, stated that OPPD

would still like to have an open dialogue with the city regarding their Power with Purpose project.

6. New Business

- A. Motion by Fisher, 2nd by Chartier, to ratify all actions identified in the minutes taken by the City of Springfield Planning Commission during meetings held on April 14, June 9, and July 14, 2020, by video / telephone conferencing, pursuant to Gov. Ricketts' Executive Orders No. 20-03 and No. 20-24. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried.
- B. Motion by Kulm, 2nd by Chartier, to approve the preliminary and final plat applications for a tract of land in part of the Northeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska (Lot 1, Springfield Elementary) and generally located on the northeast corner of Main and 9th Streets, contingent upon outstanding items addressed in the staff report being remedied prior to Council approval. Ayes: Opitz, Chartier, Kulm. Nays: None. Abstain: Fisher. Motion carried.

7. Old Business

- A. Motion by Fisher, seconded by Kulm, to table agenda item 7A, regarding amendments to the Springfield Zoning Ordinance, as they pertain to alternative energy production facilities, solar energy systems and utilities, until the September 8, 2020, Planning Commission meeting. Ayes: Opitz, Fisher, Chartier, Kulm. Nays: None. Motion carried.

8. No reports or recommendations.

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

Kathleen Gottsch
City Administrator/Clerk/Treasurer