



PLANNING COMMISSION AGENDA

Tuesday, December 13, 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 Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the October 11, 2022, Planning Commission Meeting
5. Appoint Officers – Chairman, Vice-Chairman, Secretary
6. Approve 2023 meeting calendar
7. Public Hearings
 - A. Application filed by the City of Springfield to amend Section 5.12 RB Residential Business District of the Springfield Zoning Ordinance to amend permitted uses, permitted conditional uses, height and area requirements, and other applicable provisions
 - B. Applications filed by Springfield Platteview Community Schools requesting the following items (a thru b) all on property legally described as Lot 2, Springfield Library Addition, City of Springfield, Nebraska; generally located at 765 Main Street:
 - a. Comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial; and
 - b. Zone change from R87 Single-Family Residential District to RB Residential Business District
 - C. Applications filed by City of Springfield requesting the following items:
 - a. Comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial on Lot 1, Springfield Library Addition, City of Springfield, NE, generally located at 665 Main Street; and
 - b. Zone change from BG Business General to RB Residential Business on Tax Lot 36B 24-13-11, City of Springfield, Nebraska, generally located at 600 Main

Street, and Lot 1, Springfield Library Addition to the City of Springfield, Nebraska, generally located at 665 Main Street

8. New Business
 - A. Application filed by the City of Springfield to amend Section 5.12 RB Residential Business District of the Springfield Zoning Ordinance to amend permitted uses, permitted conditional uses, height and area requirements, and other applicable provisions
 - B. Applications filed by Springfield Platteview Community Schools requesting the following items (a thru b) all on property legally described as Lot 2, Springfield Library Addition, City of Springfield, Nebraska; generally located at 765 Main Street:
 - a. Comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial; and
 - b. Zone change from R87 Single-Family Residential District to RB Residential Business District
 - C. Applications filed by City of Springfield requesting the following items:
 - a. Comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial on Lot 1, Springfield Library Addition, City of Springfield, NE, generally located at 665 Main Street; and
 - b. Zone change from BG Business General to RB Residential Business on Tax Lot 36B 24-13-11, City of Springfield, Nebraska, generally located at 600 Main Street, and Lot 1, Springfield Library Addition to the City of Springfield, Nebraska, generally located at 665 Main Street
9. Old Business
10. Reports and Recommendations
11. Adjournment

**Planning Commission Minutes
December 13, 2022**

1. Meeting called to order at 7:00 p.m.
2. Present: Dave Skorcz, Elizabeth Chartier, Jerry Webster, Dave Kulm, Kyle Fisher
Absent: Jim Opitz, Sue Peplow
3. Motion by Fisher, 2nd by Chartier to approve meeting agenda. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.

4. Motion by Webster, 2nd by Skorcz, to approve October 11, 2022, Planning Commission meeting minutes. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.
5. Motion by Fisher, 2nd by Skorcz to accept nominations and appointments of David Kulm, Chairperson, Jerry Webster, Vice Chairperson and Elizabeth Chartier, Secretary, for a one-year term. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.
6. Motion by Skorcz, 2nd by Fisher to approve 2023 Planning Commission meeting calendar. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.
7. Motion by Webster, 2nd by Fisher to open all three public hearings for discussion simultaneously. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried. Public hearings opened at 7:05 p.m. Kathleen Gottsch, City Administrator, reported that the requested changes originated from Springfield Platteview Community Schools' request to relocate their district offices to the old elementary school. While schools are an allowable use in the R87 Single-Family Residential Zoning District, office buildings are not. Office type uses are permissible in the General Business District, which would match the current zoning of Horizon Bank and Springfield Memorial Library; however, the city did not want to rezone this property to the General Business District because of the types of uses allowed in this district. Even though these types of uses are not currently planned for any of these three properties, the city wants to make sure proper zoning requirements are in place now should property ownership/direction change in the future. The city desires to create a less intensive use within this area because of existing residential homes adjacent to the properties; therefore, city staff recommends all three properties be rezoned to the Residential Business District.

Springfield resident, Steve Wells, 125 N 8th Street, Springfield, Nebraska, inquired if the existing ball field on the school property would remain the same. Fisher, speaking as a school board member, noted that the school district currently intends to keep the ball field operational.

Chartier inquired if these changes would prohibit the library from adding on to the existing building in the future. Gottsch responded that the library would not be impacted.

There were no other questions or comments.

Motion by Webster, 2nd by Fisher to close the public hearing. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried. Public hearing closed at 7:16 p.m.

- 8A. Motion by Webster, 2nd by Skorcz to recommend approval of the application filed by the City of Springfield to amend Section 5.12 RB Residential Business District of the Springfield Zoning Ordinance to amend permitted uses, permitted conditional uses, height and area requirements, and other applicable provisions. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.
- 8B. Motion by Skorcz, 2nd by Webster to recommend approval of the applications filed by Springfield Platteview Community Schools requesting (1) a comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial and (2) a zone change from R87 Single-Family Residential District to RB Residential Business District all on property legally

described as Lot 2, Springfield Library Addition, City of Springfield, Nebraska; generally located at 765 Main Street. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.

- 8C. Motion by Fisher, 2nd by Skorcz to recommend approval of the applications filed by City of Springfield requesting (1) a comprehensive plan amendment changing the future land use designation from Public/Quasi Public to Commercial on Lot 1, Springfield Library Addition, City of Springfield, Nebraska, generally located at 665 Main Street, and (2) a zone change from BG Business General to RB Residential Business on Tax Lot 36B, 24-13-11, City of Springfield, Nebraska, generally located at 600 Main Street, and Lot 1, Springfield Library Addition to the City of Springfield, Nebraska, generally located at 665 Main Street.. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried.
9. Old Business: None
10. Reports and Recommendations: None
11. Motion by Fisher, 2nd by Webster to adjourn. Ayes: Skorcz, Chartier, Webster, Kulm, Fisher. Nays: None. Motion carried. Meeting adjourned at 7:18 p.m.