

PLANNING COMMISSION AGENDA

Tuesday, January 14, 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 November 12, 2019 Planning Commission Meeting
5. Public Hearings
 - A. The Planning Commission will hold three public hearings associated with the applications filed by Raven Northbrook LLC, applicant, and Keith Warren Seibold, Donald A. Keyes II, Beulah M. Keyes, Roger William Vierregger,Carolynn Ann Vierregger, Susan Marie Heine, Wanda Kay Swanigan, Barbara Lea Mills, and Deborah K. Bowman, owners, requesting the following items (a thru c) all on property legally described as the Northwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the West Half of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the East Half of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the Southeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the East Half of the Southwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., all in Sarpy County, Nebraska; and generally located south of Capehart Road and west of Hwy 50:
 - (a) Public Hearing for amendments to the City of Springfield’s Comprehensive Plan. Specifically, for the following two items:
 - (i) a comprehensive plan amendment changing the future land use designation from Agricultural Residential, Industrial and Business Park to Business Park for said subject properties; and
 - (ii) a comprehensive plan amendment realigning the trail network through said subject properties; and
 - (b) Public Hearing for a Zone Change. The applicant has proposed a change of zoning classification from Agriculture Residential to Business Park on said subject properties; and
 - (c) Public Hearing for Preliminary and Final Plats (Lots 1-3 and Outlot A, Gemini) of said subject properties.
6. New Business
 - A. The Planning Commission will consider action on the applications filed by Raven Northbrook LLC, applicant, and Keith Warren Seibold, Donald A. Keyes II, Beulah M. Keyes, Roger William Vierregger, Carolynn Ann Vierregger, Susan Marie Heine, Wanda Kay Swanigan, Barbara Lea Mills, and Deborah K. Bowman, owners, requesting the following items (a thru c) all on property legally described as the Northwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the West Half of the

Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the East Half of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the Southeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the East Half of the Southwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., all in Sarpy County, Nebraska; and generally located south of Capehart Road and west of Hwy 50:

- (a) Amendments to the City of Springfield's Comprehensive Plan. Specifically, for the following two items:
 - (i) a comprehensive plan amendment changing the future land use designation from Agricultural Residential, Industrial and Business Park to Business Park for said subject properties; and
 - (ii) a comprehensive plan amendment realigning the trail network through said subject properties; and
- (b) Zone Change. The applicant has proposed a change of zoning classification from Agriculture Residential to Business Park on said subject properties; and
- (c) Preliminary and Final Plats (Lots 1-3 and Outlot A, Gemini) of said subject properties.

- 7. Old Business
- 8. Reports and Recommendations
- 9. Adjournment

PLANNING COMMISSION MINUTES
January 14, 2020

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Joe Parr, Kyle Fisher, Jerry Webster, Dave Kulm, Sue Peplow, Elizabeth Chartier
Absent: Jim Opitz
- 3. Motion by Fisher, 2nd by Parr to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
- 4. Motion by Peplow, 2nd by Chartier to approve November 11, 2019 Planning Commission meeting minutes. Ayes: Parr, Kulm, Peplow, Chartier. Nays: None. Abstain: Fisher. Motion carried.
- 5. Public Hearings
 - A. Motion by Kulm, 2nd by Fisher to open public hearings a, b and c to consider applications filed by Raven Northbrook LLC, applicant, and Keith Warren Seibold, Donald A. Keyes II, Beulah M. Keyes, Roger William Vierregger, Carolynn Ann Vierregger, Susan Marie Heine, Wanda Kay Swanigan, Barbara Lea Mills, and Deborah K. Bowman, owners, requesting the following items (a thru c) all on property legally described as the Northwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the West Half of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the

East Half of the Northeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the Southeast Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M.; and the East Half of the Southwest Quarter of Section 11, Township 13 North, Range 11 East of the 6th P.M., all in Sarpy County, Nebraska; and generally located south of Capehart Road and west of Hwy 50. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

- (a) Public Hearing for amendments to the City of Springfield’s Comprehensive Plan. Specifically, for the following two items:
 - (i) a comprehensive plan amendment changing the future land use designation from Agricultural Residential, Industrial and Business Park to Business Park for said subject properties; and
 - (ii) a comprehensive plan amendment realigning the trail network through said subject properties; and
- (b) Public Hearing for a Zone Change. The applicant has proposed a change of zoning classification from Agriculture Residential to Business Park on said subject properties; and
- (c) Public Hearing for Preliminary and Final Plats (Lots 1-3 and Outlot A, Gemini) of said subject properties.

Kathleen Gottsch, City Administrator, reviewed changes to the comprehensive plan including (i) changing the future land use from Agricultural Residential, Industrial and Business Park to Business Park and (ii) realigning the trail to extend north along 156th Street. No other questions or comments were made from the public or the Planning Commission. She reviewed the zone change request and plats.

Planning Commission President, Jerry Webster, read into public record a letter from Mr. Paul Caudill and Ms. Jane Amerine regarding Raven Northbrook, LLC Applications.

Mr. David Madden, with McGrath North and on behalf of the applicant, stated he is currently having ongoing conversations with Mr. Caudill and is proceeding accordingly.

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

6. New Business

- A. (a) Motion by Kulm, 2nd by Peplow to recommend approval to the City Council to change the future land use from Agricultural Residential, Industrial and Business Park to Business Park on said subject properties and to realign the trail to extend north along 156th Street. Ayes: All. Nays: None. Motion carried.
- (b) Motion by Fisher, 2nd by Parr to recommend approval to the City Council to change the zoning classification from Agriculture Residential to Business Park on said subject properties. Ayes: All. Nays: None. Motion carried.

(c) Motion by Kulm, 2nd by Peplow to recommend approval to the City Council for the Preliminary and Final Plats (Lots 1-3 and Outlot A, Gemini). Aye: All. Nays: None. Motion carried.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Kulm, 2nd by Fisher to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:15 p.m.