



PLANNING COMMISSION AGENDA

Tuesday, January 9, 2024 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 Skorc, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the December 12, 2023, Planning Commission Meeting
5. Appoint Officers – Chairman, Vice-Chairman, Secretary
6. Approve 2024 meeting calendar
7. Public Hearings
 - A. An application filed by the City of Springfield to amend Section 5.21 HCO Highway Corridor Overlay District of the Springfield Zoning Ordinance to revise subsection D Permitted and Conditional Permitted Uses by adding the following language, “(20) automobile sales shall be limited to one automobile sales use per 2,640 feet (1/2 mile) not including public right-of-way in the measurement, Note: auto sales and service includes boats and trailers”
 - B. A conditional use permit application submitted by Hawkins Construction Company, applicant, City of Springfield, owner, and Sarpy County & Cities Wastewater Agency, agent, for the use of an LED floodlight to illuminate the Sarpy County & Cities Wastewater Agency’s lift station #3 monument sign located on Tax Lot 3B and part of Tax Lot 3A1, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17311 Highway 50, Springfield, Nebraska
8. New Business
 - A. An application filed by the City of Springfield to amend Section 5.21 HCO Highway Corridor Overlay District of the Springfield Zoning Ordinance to revise

subsection D Permitted and Conditional Permitted Uses by adding the following language, “(20) automobile sales shall be limited to one automobile sales use per 2,640 feet (1/2 mile) not including public right-of-way in the measurement, Note: auto sales and service includes boats and trailers”

- B. A conditional use permit application submitted by Hawkins Construction Company, applicant, City of Springfield, owner, and Sarpy County & Cities Wastewater Agency, agent, for the use of an LED floodlight to illuminate the Sarpy County & Cities Wastewater Agency’s lift station #3 monument sign located on Tax Lot 3B and part of Tax Lot 3A1, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17311 Highway 50, Springfield, Nebraska

9. Old Business
10. Reports and Recommendations
11. Adjournment

PLANNING COMMISSION MINUTES
January 9, 2023

1. Meeting called to order at 7:00 p.m.
2. Present: Kyle Fisher, Jerry Webster, Sue Peplow, Dave Kulm, Elizabeth Chartier
Absent: Jim Opitz, Dave Skorcz
3. Motion by Fisher, 2nd by Chartier to approve meeting agenda. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Chartier to approve December 12, 2023, Planning Commission meeting minutes. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.
5. Motion by Peplow, 2nd by Fisher to accept nominations and appointments of David Kulm, Chairperson, Jerry Webster, Vice Chairperson and Elizabeth Chartier, Secretary, for a one-year term. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.
6. Motion by Chartier, 2nd by Fisher to approve 2024 Planning Commission meeting calendar. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.
7. Public Hearings

- A. Motion by Peplow, 2nd by Fisher to open the public hearing to consider an application filed by the City of Springfield to amend Section 5.21 HCO Highway Corridor Overlay District of the Springfield Zoning Ordinance to revise subsection D Permitted and Conditional Permitted Uses by adding the following language, “(20) automobile sales shall be limited to one automobile sales use per 2,640 feet (1/2 mile) not including public right-of-way in the measurement, Note: auto sales and service includes boats and trailers”. Public hearing opened at 7:04 p.m.

Kathleen Gottsch, City Administrator, recapped that the Planning Commission discussed possible changes to the HCO District at their December 12, 2023, meeting to limit the number of car dealerships along the Hwy 50 corridor. They requested city staff proceed with an amendment to the zoning ordinance.

Jeff Ray, City Planner with JEO, reviewed the existing Highway Corridor Overlay District Zoning Ordinance and recommended language be added to limit car dealerships to one automobile sales per 2,640 feet, not to include the public right-of-way. Gottsch noted that existing dealerships would be grandfathered but new dealerships would need to comply and meet updated HCO requirements.

No further questions or comments were made.

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

- B. Motion by Fisher, 2nd by Webster, to open the public hearing to consider a conditional use permit application submitted by Hawkins Construction Company, applicant, City of Springfield, owner, and Sarpy County & Cities Wastewater Agency, agent, for the use of an LED floodlight to illuminate the Sarpy County & Cities Wastewater Agency’s lift station #3 monument sign located on Tax Lot 3B and part of Tax Lot 3A1, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17311 Highway 50, Springfield, Nebraska. Public hearing opened at 7:07 p.m.

Gottsch informed the Planning Commission that SCCWWA submitted a building permit application for the construction of a monument sign on this property. The agency would like to illuminate the sign with an LED floodlight and noted that Springfield Zoning Ordinance Article 7 Sign Regulations, Table 1-B Permitted Signs by Auxiliary Design Elements and Zoning Districts, states that indirect lighting in the Agriculture Residential Zoning District is only permitted by special use permit for civic uses. The Agency is considered a public utility and, therefore, a civic use.

Kulm inquired as to why SCCWWA wanted the sign lit. Gottsch noted that the light is for identification purposes for the facility and deliveries.

Gottsch stated that a conditional use permit is required to ensure guidelines are followed and zoning requirements are being met.

No further questions or comments were made.

Motion by Fisher, 2nd by Webster to close the public hearing. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried. Public hearing closed at 7:12 p.m.

8. New Business

- A. Motion by Peplow, 2nd by Fisher to recommend approval of the application filed by the City of Springfield to amend Section 5.21 HCO Highway Corridor Overlay District of the Springfield Zoning Ordinance to revise subsection D Permitted and Conditional Permitted Uses by adding the following language, “(20) automobile sales shall be limited to one automobile sales use per 2,640 feet (1/2 mile) not including public right-of-way in the measurement, Note: auto sales and service includes boats and trailers”. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.
- B. Motion by Webster, 2nd by Chartier to recommend approval of a conditional use permit application submitted by Hawkins Construction Company, applicant, City of Springfield, owner, and Sarpy County & Cities Wastewater Agency, agent, for the use of an LED floodlight to illuminate the Sarpy County & Cities Wastewater Agency’s lift station #3 monument sign located on Tax Lot 3B and part of Tax Lot 3A1, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17311 Highway 50, Springfield, Nebraska. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried.

9. Old Business: None

10. Reports and Recommendations: Gottsch informed the Planning Commission that she is compiling data from the Planning Commission work session held December 12, 2023.

11. Motion by Fisher, 2nd by Webster to adjourn. Ayes: Fisher, Webster, Peplow, Kulm, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.

Andie Ledenbach
Planning Commission Clerk