



PLANNING COMMISSION AGENDA

Tuesday, July 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 June 9, 2020, Planning Commission Meeting
5. Public Hearings
 - A. Final plat application filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, on property legally described as the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska; and generally located on the southwest corner of Hwy 50 and Platteview Road (Lots 1-4 and Outlots A & B, Springfield Commerce)
 - B. 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

Agenda continued on reverse.

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springfieldne.org

16. Section 8.10 Solar Panels

6. New Business

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 - 16. Section 8.10 Solar Panels

7. Old Business

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES

July 14, 2020

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

4. Chartier noted Item 6A did not have roll call documented. Motion by Fisher, 2nd by Webster to approve the June 9, 2020 Planning Commission meeting minutes with a correction to add roll call to Item 6A. Ayes: Webster, Fisher, Chartier. Nays: None. Abstain: Kulm. Motion carried.

5. Public Hearings

A. Motion by Fisher, 2nd by Kulm to open a public hearing to consider the final plat application filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, on property legally described as the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska; and generally located on the southwest corner of Hwy 50 and Platteview Road (Lots 1-4 and Outlots A & B, Springfield Commerce). Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Doug Kellner, applicant's engineer with TD2 Engineering & Surveying, 10836 Old Mill Road, reviewed the final plat application for Phase 1. He noted that access concerns by the city would be resolved by the applicant and property owner.

Kathleen Gottsch, City Administrator, stated the city engineer recommended turn lanes be added at Park Drive onto Hwy 50. Gottsch further noted city staff is comfortable with proceeding provided the required revisions are made prior to City Council approval.

Chartier inquired if an environmental study had been completed on the property. Kellner said the applicant did not complete an environmental study. Gottsch inquired if the owner, Randy Sump, had provided an environmental study. Kellner said that Sump had done a study.

Gottsch noted that Jeff Ray, City Planner with JEO Consulting Group, reviewed the final plat and recommended approval contingent upon outstanding issues being addressed.

No further questions or comments were made.

Motion by Fisher, 2nd by Chartier to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

B. Gottsch reported that Ray is working on 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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Gottsch said that Ray suggested the Planning Commission recommend the City Council grant a 60-day moratorium on acting upon applications for any permits, zoning changes or zoning approvals for any proposed power generation, alternative energy production facilities, solar energy systems, utilities and associated facilities. The moratorium would allow adequate time to work with the Planning Commission and City Council to make said amendments.

Michaela Valentin, Government & Community Relations Manager with OPPD, said she looks forward to working with the city on the text amendments and offered Planning Commission Members to participate in a presentation to learn about OPPD's Power with Purpose project.

No further questions or comments were made.

Motion by Fisher, 2nd by Kulm to continue the Public Hearing until the August 11, 2020, Planning Commission meeting to allow adequate time to review the proposed amendments and recommendations. Ayes: All. Nays: None. Motion carried.

6. New Business

- A. Motion by Fisher, 2nd by Kulm to recommend approval of the final plat application filed by DAMMM Land, LLC, applicant, and RTR Development, LLC, owner, on property legally described as the North ½ of the Northeast ¼ of Section 23, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska; and generally located on the southwest corner of Hwy 50 and Platteview Road (Lots 1-4 and Outlots A & B, Springfield Commerce), contingent upon all items identified in the staff report and requested by the city engineer being addressed. Ayes: All. Nays: None. Motion carried.
- B. Motion by Fisher, 2nd by Webster, to recommend the City Council adopt a 60-day moratorium on acting upon applications for any permits, zoning changes, or zoning approvals for any proposed power generation, alternative energy

production facilities, solar energy systems, utilities and associated facilities.
Ayes: All. Nays: None. Motion carried.

7. Old Business: Gottsch reported that staff is working on zoning map and text amendments regarding the Rural Arts and Tourism District as well as the creation of the Flex District.
8. Reports and Recommendations: Gottsch introduced Springfield resident Dave Skorcz. Skorcz is considering filling a current vacancy on the Planning Commission and was present for observation.
9. Motion by Chartier, 2nd by Fisher to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:17 p.m.