



PLANNING COMMISSION AGENDA

Tuesday, June 11, 2019 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 May 14, 2019 Planning Commission Meeting
5. Public Hearings
 - A. 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, and Barbara Lea Mills, owners, requesting the following items (1 thru 3) 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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:
 - (1) Public Hearing for amendments to the City of Springfield’s Comprehensive Plan, specifically for the following two items:
 - (a) 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
 - (b) a comprehensive plan amendment realigning the trail network through said subject properties.
 - (2) 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.
 - (3) Public Hearing for Preliminary and Final Plats (Lots 1-4, Gemini) of said subject properties.

- B. Planning Commission will hold a Public Hearing associated with a conditional use permit application submitted by Cwach Automotive Inc., applicant, and Williams Enterprises LLC, owner, for an outdoor storage container located at Lot 2, Neitzels Corner, City of Springfield, Nebraska, generally located at 15775 South Hwy 50, and zoned Business Highway and Highway Corridor Overlay District.

6. New Business

- A. Consider making recommendations for 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, and Barbara Lea Mills, owners, requesting the following items (1 thru 3) 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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:

- (1) Amendments to the City of Springfield's Comprehensive Plan. Specifically, for the following two items:
 - (a) 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
 - (b) a comprehensive plan amendment realigning the trail network through said subject properties.
- (2) Zone Change. The applicant has proposed a change of zoning classification from Agriculture Residential to Business Park on said subject properties.
- (3) Preliminary and Final Plats (Lots 1-4, Gemini) of said subject properties.

- B. Consider making a recommendation for the conditional use permit application submitted by Cwach Automotive Inc., applicant, and Williams Enterprises LLC, owner, for an outdoor storage container located at Lot 2, Neitzels Corner, City of Springfield, Nebraska, generally located at 15775 South Hwy 50, and zoned Business Highway and Highway Corridor Overlay District.

7. Old Business

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
June 11, 2019

1. Meeting called to order at 7:00 p.m.
2. Present: Kyle Fisher, Jerry Webster, Elizabeth Chartier, Sue Peplow, Jim Opitz, Joe Parr
Absent: David Kulm
3. Motion by Fisher, 2nd by Opitz to approve meeting agenda. Ayes: All. Nays: None. Motion carried.
4. Motion by Peplow, 2nd by Fisher to approve May 14, 2019, Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Parr, 2nd by Fisher to open 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, and Barbara Lea Mills, owners, requesting the following items (1 thru 3) 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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 7:01 p.m.

David Madden, attorney representing applicant Raven Northbrook, reviewed the applications. He noted the site's master plan is still being developed, but the development will be in compliance with the Highway Corridor Overlay District.

Madden reviewed the proposed plats, zone change and amendments to the future land use and comprehensive plan, including the realignment of the proposed trail system to be consistent with the Springfield Comprehensive Plan and Sarpy County Trails Plan.

Andrew Rainbolt, Executive Director of Sarpy County Economic Development, 808 Conagra Drive, Omaha, Nebraska, stated the project has been a great community partner and the addition will be good for Sarpy County and the State of Nebraska.

Kevin Zach, 12370 South 150th Street, Springfield, Nebraska, commented he has had an encouraging experience thus far with development to the north of the proposed project site and hopes it will continue to have a positive impact in the future.

Jed Porter, representing Don Porter, property owner of 14301 South 144th Street, Springfield, Nebraska, expressed concern regarding his intention to build a home on the property at 14301 South 144th Street and inquired about the potential interference the project will cause with his future plans. Madden commented that Raven Northbrook is taking every measure to insure the best possible outcome for all individuals that may be

impacted. Madden offered to speak directly with Porter about any potential impacts. City Administrator, Kathleen Gottsch, noted that the proposed zone change will not affect the zoning of Porter's property.

Chartier inquired if environmental studies had been performed on the property. Madden assured every critical study had been performed such as historical, environmental, endangered species, etc. with no concerns being identified.

No further questions or comments were made.

Motion by Fisher, 2nd by Parr to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:15 p.m.

- B. Motion by Parr, 2nd by Peplow to open a public hearing to consider a conditional use permit application submitted by Cwach Automotive Inc., applicant, and Williams Enterprises LLC, owner, for an outdoor storage container located at Lot 2, Neitzels Corner, City of Springfield, Nebraska, generally located at 15775 South Hwy 50, and zoned Business Highway and Highway Corridor Overlay District. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:15 p.m.

Gottsch reviewed the application and the applicant's intended use of the property. She further noted that the outdoor storage container would be used for onsite business storage. Staff recommends approval.

Opitz suggested the Conditional Use Permit be reviewed annually given the nature of the contents.

Chartier inquired if the applicant had complied with landscaping requirements. Gottsch stated that the applicant went through the Highway Corridor Overlay District review process and received approval from the City Council.

No further questions or comments were made.

Motion by Peplow, 2nd by Fisher to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:24 p.m.

6. New Business

- A. Consider making recommendations for 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, and Barbara Lea Mills, owners, requesting the following items (1 thru 3) 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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:

- (1) Motion by Peplow, 2nd by Parr to recommend approval of a comprehensive plan amendment changing the future land use designation from Agricultural Residential, Industrial and Business Park to Business Park 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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 and to recommend approval of a comprehensive plan amendment realigning the trail network through said subject properties. Ayes: All. Nays: None. Motion carried.
- (2) Motion by Parr, 2nd by Peplow to recommend approval of a change of zoning classification from Agriculture Residential to Business Park 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 Tax Lot 5, a tax lot located in the Northeast Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M.; and Tax Lot 6, a tax lot located in the Northeast Quarter of Section 14, 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.
- (3) Motion by Fisher, 2nd by Parr to recommend approval of the Preliminary and Final Plats (Lots 1-4, Gemini). Ayes: All. Nays: None. Motion carried.
- B. Motion by Peplow, 2nd by Parr to recommend approval of the conditional use permit application submitted by Cwach Automotive Inc., applicant, and Williams Enterprises LLC, owner, for an outdoor storage container located at Lot 2, Neitzels Corner, City of Springfield, Nebraska, generally located at 15775 South Hwy 50, and zoned Business Highway and Highway Corridor Overlay District. Ayes: All. Nays: None. Motion carried.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Fisher, 2nd by Chartier to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:27 p.m.