



PLANNING COMMISSION AGENDA

Tuesday, June 9, 2020 at 7:00 p.m.

Springfield City Hall

170 North 3rd Street

Pursuant to the Governor's Executive Order No. 20-003, this meeting will be held by video/telephone conference. Members of the public may attend this meeting electronically or telephonically:

Join Zoom Meeting:

<https://us02web.zoom.us/j/85250417259?pwd=cWxvNzAvUGRPeDNaY0NidEIVV0FBQT09>

Dial by your location 1-253-215-8782 or 1-301-715-8592

Meeting ID: 852 5041 7259

Password: 058884

1. Call meeting to order and acknowledgment of Open Meetings Act
2. Roll call
3. Approve Meeting Agenda
4. Approve Minutes of the April 14, 2020, Planning Commission Meeting
5. Public Hearings
 - A. Conditional use permit renewal 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 within the Highway Corridor Overlay District
6. New Business
 - A. Conditional use permit renewal 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 within the Highway Corridor Overlay District

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

PLANNING COMMISSION MINUTES
June 9, 2020

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Elizabeth Chartier, Kyle Fisher, Joe Parr, Jim Opitz, Sue Peplow.
Absent: David Kulm was absent from the entire meeting. Jim Opitz and Sue Peplow arrived at 7:04 p.m.
3. Motion by Fisher, 2nd by Parr to approve meeting agenda. Ayes: Webster, Chartier, Fisher, Parr. Nays: None. Absent: Opitz, Peplow, Kulm. Motion carried.
4. Motion by Parr, 2nd by Fisher to approve April 14, 2020 Planning Commission meeting minutes. Ayes: Webster, Chartier, Fisher, Parr. Nays: None. Absent: Opitz, Peplow, Kulm. Motion carried.
5. Public Hearings

- A. Motion by Parr, 2nd by Fisher to open a public hearing to consider a conditional use permit renewal 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 within the Highway Corridor Overlay District. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:04 p.m.

Kathleen Gottsch, City Administrator, reviewed the application. Photos of the entire property were included with the application for review. Jeff Ray, City Planner with JEO Consulting Group, found the renewal acceptable. Ray was also in favor of extending the renewal agreement from an annual renewal to a two or three renewal.

Chartier inquired if there had been any break-ins to the storage container. Staff noted that they were not aware of any issues. City staff would like to see the property continue to be improved and signs placed on the building identifying the company.

No further questions or comments were made.

Motion by Fisher, 2nd by Opitz to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:08 p.m.

6. New Business

- A. Motion by Chartier, 2nd by Opitz to recommend approval of the conditional use permit 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 within the Highway Corridor Overlay District and to recommend that the Conditional Use Permit be extended from an annual renewal to a two year renewal provided Cwach Automotive Inc. continues to operate as planned with no violations that could jeopardize the conditional use permit. Ayes: All. Nays: None. Motion carried.

7. Old Business: None

8. Reports and Recommendations: Fisher recognized Parr for his outstanding service to the community and the Planning Commission.
9. Motion by Chartier, 2nd by Fisher to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:12 p.m.