

PLANNING COMMISSION AGENDA

Tuesday, March 10, 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 January 14, 2020, Planning Commission Meeting
5. Appoint Officers – Chairman (Jerry Webster), Vice-Chairman (Joe Parr), Secretary (Elizabeth Chartier)
6. Public Hearings
 - A. Conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska
 - B. Zoning text amendment filed by the City of Springfield to amend Springfield Zoning Ordinance Section 5.17 BH Highway Business District to revise permitted uses and permitted conditional uses
7. New Business
 - A. Conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska
 - B. Zoning text amendment filed by the City of Springfield to amend Springfield Zoning Ordinance Section 5.17 BH Highway Business District to revise permitted uses and permitted conditional uses
8. Old Business
9. Reports and Recommendations
10. Adjournment

PLANNING COMMISSION MINUTES
March 10, 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 Fisher to approve January 14, 2020 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Motion by Peplow, 2nd by Fisher to appoint Jerry Webster as Chairperson. Ayes: All. Nays: None. Motion carried. Motion by Fisher, 2nd by Peplow to appoint Joe Parr as Vice Chairperson. Ayes: All. Nays: None. Motion carried. Motion by Fisher, 2nd by Peplow to appoint Elizabeth Chartier as Secretary. Ayes: All. Nays: None. Motion carried. All appointments are for a one year term.
6. Public Hearings
 - A. Motion by Fisher, 2nd by Parr to open public hearing to discuss the conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Kathleen Gottsch, City Administrator, informed the Planning Commission the property owner submitted his application with no changes.

The Planning Commission discussed advantages of extending the Conditional Use Permit renewal from 3 years to 5 years. Gottsch noted that she and the City Planner have also discussed making conditional use permits run with the property, not the owner, for the life of the use and as long as all conditions are met.

No other questions or comments were made from the public or the Planning Commission.

Motion by Fisher, 2nd by Kulm to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:06 p.m.

- B. Motion by Peplow, 2nd by Parr to open public hearing to review a zoning text amendment filed by the City of Springfield to amend Springfield Zoning Ordinance Section 5.17 BH Highway Business District to revise permitted uses and permitted conditional uses. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:06 p.m.

Gottsch reviewed changes and additions to the Zoning Text Amendment.

Chartier inquired about the placement of telecommunication towers in the city. Gottsch

noted that the zoning regulations currently address the location and requirements pertaining to telecommunication towers.

Gottsch further mentioned there is interest in developing property located on the southwest corner of Highway 50 and Platteview Road, which spurred the proposed changes to the Business Highway District. An application will be submitted for review at the Planning Commission meeting on April 14, 2020.

No other questions or comments were made from the public or the Planning Commission.

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

7. New Business

- A. Motion by Chartier, 2nd by Kulm to recommend approval of the conditional use permit renewal filed by Alan Hans, applicant, and Advantage Investment Properties, LLC, property owner, for residential uses in the rear of the building located at 167 Main Street, which property is zoned Downtown Commercial and legally described as Lots 3 and 4, Block 12, Springfield Addition to the City of Springfield, Sarpy County, Nebraska with the extension for renewal from 3 years to 5 years. Ayes: All. Nays: None. Motion carried.
- B. Motion Parr, 2nd by Kulm to recommend approval of the updated zoning text amendment filed by the City of Springfield to amend Springfield Zoning Ordinance Section 5.17 BH Highway Business District to revise permitted uses and permitted conditional uses. Ayes: All. Nays: None. Motion carried.

8. Old Business

Gottsch reported updates to existing zoning districts and the addition of a flex business district are still being revised by the City Planner.

9. Reports and Recommendations: None

- 10. Motion by Peplow, 2nd by Fisher to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.