



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, March 11, 2025, 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, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the January 14, 2025, Planning Commission Meeting
5. Old Business
6. Public Hearings
 - A. Application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to revise the definition Kennel, Commercial removing grooming from services provided
 - B. Application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to add a definition for Doggy Daycare
 - C. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District adding Veterinary Services, Regular with Livestock to the list of permitted conditional uses
 - D. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.14 Mixed Use District adding Veterinary Services, Small Animal to the list of permitted conditional uses
 - E. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.15 Downtown Commercial District adding Veterinary Services, Small Animal to the list of permitted conditional uses

- F. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.16 General Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses
- G. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.17 Highway Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses
- H. An application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lot 11, Block 12, Springfield, NE, and generally located at 105 Main Street, Springfield, NE

7. New Business

- A. Application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to revise the definition of Veterinary Services to add definitions for Veterinary Services, Small Animal and Veterinary Services, Regular with Livestock
- B. Application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to revise the definition Kennel, Commercial removing grooming from services provided
- C. Application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to add a definition for Doggy Daycare
- D. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District adding Veterinary Services, Regular with Livestock to the list of permitted conditional uses
- E. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.14 Mixed Use District adding Veterinary Services, Small Animal to the list of permitted conditional uses
- F. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.15 Downtown Commercial District adding Veterinary Services, Small Animal to the list of permitted conditional uses
- G. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.16 General Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses

- H. Application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.17 Highway Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses
 - I. An application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lot 11, Block 12, Springfield, NE, and generally located at 105 Main Street, Springfield, NE
- 8. Reports and Recommendations
 - 9. Adjournment

PLANNING COMMISSION MINUTES
March 11, 2025

- 1. Meeting called to order at 7:02 p.m.
- 2. Present: Dave Kulm, Jim Opitz, Elizabeth Chartier, Jerry Webster, Kyle Fisher
Absent: Sue Peplow
- 3. Motion by Fisher, 2nd by Webster to approve the meeting agenda. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- 4. Motion by Fisher, 2nd by Opitz to approve minutes of the January 14, 2025, Planning Commission Meeting. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- 5. Old Business: None
- 6. Public Hearings
 - A. Motion by Webster, 2nd by Opitz to open a public hearing to consider applications submitted by the City of Springfield for zoning text amendments and for an application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lot 11, Block 12, Springfield, NE, and generally located at 105 Main Street, Springfield, NE. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried. Public hearing opened at 7:04 p.m.

Kulm read each item and opened the floor for discussion and questions.

Opitz questioned the grooming aspect being removed from the text amendment 6B & 7B. Andie Ledenbach, Planning Commission Clerk, explained this portion of the text amendment strictly addresses kennels and boarding.

Opitz further questioned the size of the building being able to accommodate a veterinary clinic. Ledenbach commented a building permit application would be submitted for all construction and would be required to meet all standards and guidelines.

Opitz questioned if there would be enough parking to accommodate the veterinary clinic. Ledenbach referenced the buildings' previous uses with similar public parking needs. Ledenbach commented that there is additional parking in close proximity to the clinic.

Opitz inquired if this location was in the Highway Corridor Overlay District. Ledenbach commented it is not in the Overlay District. It is zoned Downtown Commercial District.

Webster inquired if Kohls would be able to operate without a Conditional Use Permit. Ledenbach said this type of use requires a Conditional Use Permit.

Webster asked where dogs would be kept after surgery. Ledenbach stated there would likely be kennels for dogs to recover after surgery. No overnight boarding will be done.

Webster asked if grass would be installed for dogs to relieve themselves. Ledenbach stated there was no grass currently and it would not be allowed in the front of the building.

No further questions or comments were made.

Motion by Fisher, 2nd by Webster to close the public hearing. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried. Public hearing closed at 7:20 p.m.

7. New Business

- B. Motion by Fisher, 2nd by Opitz to recommend approval of an application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to revise the definition of Veterinary Services to add definitions for Veterinary Services, Small Animal and Veterinary Services, Regular with Livestock. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.

- C. Motion by Fisher, 2nd by Opitz to recommend approval of an application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to revise the definition Kennel, Commercial removing grooming from services provided. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- D. Motion by Fisher, 2nd by Opitz to recommend approval of an application submitted by the City of Springfield for text amendment to Article 2 Definitions, Section 2.03 Definitions to add a definition for Doggy Daycare. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- E. Motion by Fisher, 2nd by Opitz to recommend approval of an application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District adding Veterinary Services, Regular with Livestock to the list of permitted conditional uses. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- F. Motion by Fisher, 2nd by Webster to recommend approval of an application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.14 Mixed Use District adding Veterinary Services, Small Animal to the list of permitted conditional uses. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- G. Motion by Fisher, 2nd by Webster to recommend approval of an application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.15 Downtown Commercial District adding Veterinary Services, Small Animal to the list of permitted conditional uses. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- H. Motion by Fisher, 2nd by Chartier to recommend approval of an application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.16 General Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- I. Motion by Fisher, 2nd by Webster to recommend approval of an application submitted by the City of Springfield for text amendment to Article 5 Zoning Districts, Section 5.17 Highway Business District adding Veterinary Services, Small Animal to the list of permitted conditional uses. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.
- J. Motion by Fisher, 2nd by Chartier to recommend approval of an application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown

Commercial and legally described as Lot 11, Block 12, Springfield, NE, and generally located at 105 Main Street, Springfield, NE. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.

Chartier recommended approval of a five-year conditional use permit. Motion by Chartier, 2nd by Fisher to recommend approval of a five-year conditional use permit. Ayes: Kulm, Opitz, Chartier, Webster, Fisher. Nays: None. Motion carried.

10. Reports and Recommendations

11. Motion by Webster, 2nd by Opitz to adjourn. Ayes: Webster. Kulm, Fisher, Peplow, Opitz, Chartier. Motion carried. Meeting adjourned at 7:25 p.m.

Andie Ledenbach
Assistant City Clerk