



PLANNING COMMISSION AGENDA

Tuesday, May 10, 2022 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, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the April 12, 2022, Planning Commission Meeting
5. Public Hearings
 - A. Application filed by Laura and Justin Huscroft, property owners and subdividers, for a replat of Lot 5, Prairie Toehold, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at 13248 Birchwood Plaza, Springfield, Nebraska
6. New Business
 - A. Application filed by Laura and Justin Huscroft, property owners and subdividers, for a replat of Lot 5, Prairie Toehold, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at 13248 Birchwood Plaza, Springfield, Nebraska
7. Old Business
8. Reports and Recommendations
9. Adjournment

Planning Commission Minutes
May 10, 2022

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, David Kulm, Dave Skorcz, Kyle Fisher
Absent: Sue Peplow, Elizabeth Chartier, Jim Opitz
3. Motion by Fisher, 2nd by Webster to approve meeting agenda. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried.
4. Motion by Webster, 2nd by Fisher to approve April 12, 2022 Planning Commission meeting minutes. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried.
5. Public Hearings

Motion by Skorcz, 2nd by Webster to open a public hearing to discuss an application filed by Laura and Justin Huscroft, property owners and subdividers, for a replat of Lot 5, Prairie Toehold, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at 13248 Birchwood Plaza, Springfield, Nebraska. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, reviewed the replat application. Prairie Toehold is an 8-lot acreage subdivision zoned Agriculture Residential (minimum of 5+ acres) located north of Fairview Road and west of 132nd Street. The Huscrofts wish to construct an accessory structure on the south side of their property. There is currently a 60' wide access easement on the south side of their property that was created as part of the original platting for the subdivision. According to city zoning regulations, accessory structure setbacks in the Agriculture Residential District are from either the property line or access easement, whichever is stricter; therefore, the accessory structure needs to be 130' from their property line. Huscrofts are asking that the access easement be decreased from 60' to 30'.

Gottsch noted that the original subdivision agreement and covenants will need to be amended to address the change in size of the access easement. An easement release may also need to be filed against the property, per the Sarpy County Surveyor.

Laura Huscroft expressed gratitude to the Planning Commissions their support.

Motion by Fisher, 2nd by Webster to close the public hearing. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:14 p.m.

6. New Business

- A. Motion by Webster, 2nd by Fisher to approve the application filed by Laura and Justin Huscroft, property owners and subdividers, for a replat of Lot 5, Prairie Toehold, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and generally located at 13248 Birchwood Plaza, Springfield, Nebraska, with the understanding the subdivision agreement and covenants need to be amended and an easement release provided if necessary. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried.
7. Old Business: None
8. Reports and Recommendations: None
9. Motion by Webster, 2nd by Skorcz to adjourn. Ayes: Webster, Kulm, Skorcz, Fisher. Nays: None. Motion carried. Meeting adjourned at 7:16 p.m.