



PLANNING COMMISSION AGENDA

Tuesday, October 13, 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 – Jerry Webster, Jim Opitz, David Kulm, Elizabeth Charter, Kyle Fisher, David Skorcz, Susan Peplow
3. Approve Meeting Agenda
4. Approve Minutes of the September 8, 2020, Planning Commission Meeting
5. Public Hearings
 - A. Amendments to and adoption of the following sections of the Springfield Zoning Ordinance as they pertain to:
 - (1) Alternative energy production facilities, solar energy systems and utilities:
 - a. Section 2.03 Definitions
 - b. Section 5.21 Highway Corridor Overlay District
 - c. Section 5.22 Corridor Overlay District
 - d. Section 8.10 Residential Solar Panels
 - e. Section 8.11 Solar Energy Systems
 - (2) Permitted and conditional permitted uses:
 - a. Section 5.22 Corridor Overlay District
 - (3) Sarpy County and Cities Wastewater Agency growth management plan and policies:
 - a. Section 2.03 Definitions
 - b. Section 5.23 MSO Main Street Overlay District
 - B. Amendment to Section 5.10 Required Improvements: Sanitary Sewer of the Springfield Subdivision Regulations to reference the Sarpy County and Cities Wastewater Agency growth management plan and policies
 - C. Amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Sarpy County and Cities Wastewater Agency growth management plan and policies and rate policies
6. New Business
 - A. Amendments to and adoption of the following sections of the Springfield Zoning

Agenda continued on reverse.

Ordinance as they pertain to:

- (1) Alternative energy production facilities, solar energy systems and utilities:
 - a. Section 2.03 Definitions
 - b. Section 5.21 Highway Corridor Overlay District
 - c. Section 5.22 Corridor Overlay District
 - d. Section 8.10 Residential Solar Panels
 - e. Section 8.11 Solar Energy Systems
 - (2) Permitted and conditional permitted uses:
 - a. Section 5.22 Corridor Overlay District
 - (3) Sarpy County and Cities Wastewater Agency growth management plan and policies:
 - a. Section 2.03 Definitions
 - b. Section 5.23 MSO Main Street Overlay District
- B. Amendment to Section 5.10 Required Improvements: Sanitary Sewer of the Springfield Subdivision Regulations to reference the Sarpy County and Cities Wastewater Agency growth management plan and policies
- C. Amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Sarpy County and Cities Wastewater Agency growth management plan and policies and rate policies
7. Old Business
 8. Reports and Recommendations
 9. Adjournment

**PLANNING COMMISSION MINUTES
October 13, 2020**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Jim Opitz, Kyle Fisher, Elizabeth Chartier, Sue Peplow, Dave Skorcz, Dave Kulm. Absent: None.
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 the September 8, 2020 Planning Commission meeting minutes. Ayes: All. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Fisher, 2nd by Skorcz to open a public hearing to discuss amendments to and adoption of the following sections of the Springfield Zoning Ordinance as they pertain to:
 - (1) Alternative energy production facilities, solar energy systems and utilities:

- a. Section 2.03 Definitions
- b. Section 5.21 Highway Corridor Overlay District
- c. Section 5.22 Corridor Overlay District
- d. Section 8.10 Residential Solar Panels
- e. Section 8.11 Solar Energy Systems
- (2) Permitted and conditional permitted uses:
 - a. Section 5.22 Corridor Overlay District
- (3) Sarpy County and Cities Wastewater Agency growth management plan and policies:
 - a. Section 2.03 Definitions
 - b. Section 5.23 MSO Main Street Overlay District

Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, Springfield City Administrator, reviewed information provided by OPPD and Bill Seidler, Jr., Springfield City Attorney, concerning the text amendments. Seidler's memo states that the city has the power to adopt the amendments as drafted.

Gottsch stated OPPD is looking to locate a natural gas plant in the vicinity of 156th and 168th Streets at Fairview Road southwest of the Sarpy County Landfill. Opitz inquired if the landfill produced enough methane to be beneficial. Michaela Valentin, Government & Community Relations Manager for OPPD, stated that tests indicate there isn't enough methane present to use. Opitz also inquired if wind energy had been considered. Valentin commented that wind energy is not in the proposal.

Gottsch reviewed the history of OPPD's solar panel project and concerns expressed by Sarpy County and the Sarpy County and Cities Wastewater Agency as OPPD's project impacts future development of the sewer system. Valentin reported that solar is off the table right now in Sarpy County. They are looking at other sites within OPPD's region.

Skorcz inquired what the life expectancy of the solar panels would be. Valentin stated typical expectation is 20-25 years. Gottsch informed the commission that, if solar panels were to develop in the Agriculture Residential Zoning District, a conditional use permit would be required with specific decommission guidelines for removal.

Valentin indicated that multiple businesses, including data centers, were interested in looking in our area but once it was determined renewable power was not available in this area, the companies were no longer attracted.

Gottsch stated that Springfield strives to be a well-rounded community with multiple business uses offering different types of jobs and attracting all different income levels.

Gottsch reviewed the permitted and conditional permitted uses for the Highway Corridor Overlay District, as well as the Sarpy County and Cities Wastewater Agency growth management plan and policies.

No further questions or comments were made.

Motion by Skorcz, 2nd by Kulm to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:29 p.m.

- B. Motion by Peplow, 2nd by Fisher to open a public hearing to review an amendment to Section 5.10 Required Improvements: Sanitary Sewer of the Springfield Subdivision Regulations to reference the Sarpy County and Cities Wastewater Agency growth management plan and policies. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:29 p.m.

Gottsch reviewed the proposed amendment to the Subdivision Regulations to incorporate the sewer agency's growth management plan and policies.

Motion by Kulm, 2nd by Peplow to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:32 p.m.

- C. Motion by Peplow, 2nd by Opitz to open a public hearing to review an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Sarpy County and Cities Wastewater Agency growth management plan and policies and rate policies. Ayes: All. Nays: None. Motion carried. Public hearing opened at 7:32 p.m.

Gottsch reviewed the proposed amendment to the Comprehensive Plan to add the sewer agency's growth management plan and policies and rate policies. She also reviewed sewer user fees and connection fees needed to pay for the development of sewer infrastructure.

Chartier inquired as to the reasoning behind having an outside sewer group involved. Gottsch explained that the city has been a part of the sewer agency since its inception. The city completed a sewer study several years ago that outlined the cost to improve and expand our existing sewer plant in order to meet new guidelines and increase capacity. A study was also conducted to compare sewer user rates. The City Council elected to participate in the regional sewer agency.

No further questions or comments were made.

Motion by Fisher, 2nd by Chartier to close the public hearing. Ayes: All. Nays: None. Motion carried. Public hearing closed at 7:37 p.m.

6. New Business

- A. Motion by Peplow, 2nd by Kulm, to recommend approval of amendments to and adoption of (1) Sections 2.03 Definitions, Section 5.21 Highway Corridor Overlay District, Section 5.22 Corridor Overlay District, Section 8.10 Residential Solar Panels, and Section 8.11 Solar Energy Systems of the Springfield Zoning Ordinance as they pertain to alternative energy production facilities, solar energy systems and utilities; (2) Section 5.22 Corridor Overlay District of the Springfield Zoning Ordinance as it pertains to permitted and conditional permitted uses; and (3) Section 2.03 Definitions and Section 5.23 MSO Main Street Overlay District of the Springfield Zoning Ordinance as they pertain to the Sarpy County and Cities Wastewater Agency growth management plan and policies. Ayes: All. Nays: None. Motion carried.

- B. Motion by Kulm, 2nd by Skorcz to recommend approval of an amendment to Section 5.10 Required Improvements: Sanitary Sewer of the Springfield Subdivision Regulations to reference the Sarpy County and Cities Wastewater Agency growth management plan and policies. Ayes: All. Nays: None. Motion carried.
 - C. Motion by Opitz, 2nd by Fisher to recommend approval of an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to adopt the Sarpy County and Cities Wastewater Agency growth management plan and policies and rate policies. Ayes: All. Nays: None. Motion carried.
- 7. Old Business: None
 - 8. Reports and recommendations: None
 - 9. Motion by Fisher, 2nd by Peplow to adjourn. Ayes: All. Nays: None. Motion carried. Meeting adjourned at 7:39 p.m.

Andie Ledenbach
Assistant City Clerk