



---

**PLANNING COMMISSION AGENDA**

Tuesday, September 13, 2022 at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> 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 August 9, 2022, Planning Commission Meeting
5. Public Hearings
  - A. Applications filed by Raven Northbrook LLC, applicant, and Stovall 6 LLC, owner, requesting the following items (a thru c) all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156<sup>th</sup> Street and Fairview Road:
    - a. Comprehensive plan amendment changing the future land use designation from Agricultural Residential to Business Park
    - b. Change of zoning classification from Agriculture Residential to Business Park
    - c. Preliminary and Final Plats (Lots 4-5 and Outlot B, Gemini)
6. New Business
  - A. Applications filed by Raven Northbrook LLC, applicant, and Stovall 6 LLC, owner, requesting the following items (a thru c) all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156<sup>th</sup> Street and Fairview Road:
    - a. Comprehensive plan amendment changing the future land use designation from Agricultural Residential to Business Park

- b. Change of zoning classification from Agriculture Residential to Business Park
  - c. Preliminary and Final Plats (Lots 4-5 and Outlot B, Gemini)
- 7. Old Business
  - 8. Reports and Recommendations
  - 9. Adjournment

**PLANNING COMMISSION MINUTES  
September 13, 2022**

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Sue Peplow, Kyle Fisher, Dave Kulm, Dave Skorcz, Jim Opitz, Elizabeth Chartier  
Absent: Jerry Webster.
- 3. Motion by Fisher, 2nd by Chartier, to approve meeting agenda. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried.
- 4. Motion by Skorcz, 2<sup>nd</sup> by Opitz, to approve the August 9, 2022, Planning Commission meeting minutes. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried.
- 5. Public Hearings
  - A. Motion by Opitz, 2<sup>nd</sup> by Skorcz to open the public hearing to consider the applications filed by Raven Northbrook LLC, applicant, and Stovall 6 LLC, owner, requesting a (1) comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park, (2) change of zoning classification from Agriculture Residential to Business Park, and (3) preliminary and final plats (Lots 4-5 and Outlot B, Gemini), all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156<sup>th</sup> Street and Fairview Road. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, reviewed the comprehensive plan amendment and the change of zone classification from Agriculture Residential to Business Park. Gottsch noted this adjustment to the Comprehensive Plan's Future Land Use Map is consistent with the overall vision for the area. The change of zone classification from Agriculture Residential to Business Park complies with the Business Park land use designation. Lots 1-3, Gemini are currently zoned Business Park, so the extension of this zoning district to Lots 4 and 5, is acceptable.

Gottsch stated the preliminary and final plats for Lots 4-5 and Outlot B, Gemini include one outlot over the waterway that splits the property into two separate lots. The subdivision agreement that applies to

Lots 1-3 and Outlot A, Gemini will apply to these two new lots and outlot. An amendment will still be done to address any new items, such as extending road improvements along Fairview Road and 156<sup>th</sup> Street.

Dave Madden, 13606 S 22<sup>nd</sup> Circle, Bellevue, Nebraska, representative for the applicant, addressed spoke in favor of the application.

Skorcz inquired about drainage on this property. Madden stated the drainage network is located in Outlots A and B.

Stacy Hughes, Hughes Tree Service, 15610 Fairview Road, Springfield, Nebraska, stated it is common courtesy to reach out to neighboring properties to keep them informed of upcoming changes. Hughes is concerned about future problems, specifically the construction of 156<sup>th</sup> Street, since his property is directly west of the development. Madden addressed Hughes concerns and noted that Hughes would not be financially responsible for the pavement of 156<sup>th</sup> Street unless he develops his property.

Gottsch reminded attending citizens that an informative letter was mailed to each property owner within 300 feet of the applicant's property. Gottsch received no response or inquiries of concerns prior to this Planning Commission meeting.

John Kaluza, resident at 14005 South 156<sup>th</sup> Street, questioned the possibility of opening S. 156<sup>th</sup> Street to Fairview Road. Gottsch commented that cities and the county are currently working on a road improvement plan for western Sarpy County to determine what type of road network will be necessary in the future.

Gottsch added that after the plats are approved and recorded with the register of deeds, the applicant intends to apply for an administrative plat to combine the newly created Lots 4-5 and Outlot B into existing Lots 1-3, Gemini. This administrative plat will not require Planning Commission or Council approval.

No further questions or comments were made.

Motion by Peplow, 2<sup>nd</sup> by Skorcz to close the public hearing. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried. Public hearing closed at 7:19 p.m.

6. New Business

- B. Motion by Opitz, 2<sup>nd</sup> by Peplow, to recommend approval of the (1) comprehensive plan amendment changing the future land use designation from Agriculture Residential to Business Park, (2) change of zoning classification from Agriculture Residential to Business Park, and (3) preliminary and final plats (Lots 4-5 and Outlot B, Gemini), all on property legally described as the west half of the southwest quarter of Section 11, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, except that portion dedicated to Sarpy County for right-of-way described in Warranty Deed recorded as Instrument No. 91-11939; and generally located on the northeast corner of 156<sup>th</sup> Street and Fairview Road. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried.

7. Old Business: None

8. Reports and recommendations: None
9. Motion by Skorcz, 2<sup>nd</sup> by Peplow to adjourn. Ayes: Peplow, Fisher, Kulm, Skorcz, Opitz, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:21 p.m.

Andie Ledenbach  
Planning Commission Clerk