



PLANNING COMMISSION AGENDA

Tuesday, September 14, 2021 at 7:00 p.m.

Springfield Memorial Library

665 Main 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 July 13, 2021, Planning Commission Meeting
5. Public Hearings
 - A. Application filed by the City of Springfield requesting a comprehensive plan amendment changing the future land use designation from Low Density Residential to Business Park on portions of properties legally described as Tax Lot 8A 23-13-11, Tax Lot 12A & 9 23-13-11, Tax Lot 1 & 4A1A & 11 23-13-11, 4A1B 23-13-11, Tax Lots 3 & 7 23-13-11, and Tax Lot 14 23-13-11, all in Sarpy County, Nebraska, and generally located approximately 500 feet west of Hwy 50 to 150th Street and north of Pflug Road to 1,300 feet south of Platteview Road
 - B. Conditional use permit application submitted by Ready Mixed Concrete Co., applicant, and Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, owner, for a concrete construction batch plant located at Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska, generally located southeast of 138th Street and Fairview Road
6. New Business
 - A. Application filed by the City of Springfield requesting a comprehensive plan amendment changing the future land use designation from Low Density Residential to Business Park on portions of properties legally described as Tax Lot 8A 23-13-11, Tax Lot 12A & 9 23-13-11, Tax Lot 1 & 4A1A & 11 23-13-11, 4A1B 23-13-11, Tax Lots 3 & 7 23-13-11, and Tax Lot 14 23-13-11, all in Sarpy County, Nebraska, and generally located approximately 500 feet west of Hwy 50 to 150th Street and north of Pflug Road to 1,300 feet south of Platteview Road
 - B. Conditional use permit application submitted by Ready Mixed Concrete Co., applicant, and Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, owner, for a concrete construction batch

plant located at Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska, generally located southeast of 138th Street and Fairview Road

7. Old Business
8. Reports and Recommendations
9. Adjournment

**PLANNING COMMISSION MINUTES
September 14, 2021**

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Kyle Fisher, Sue Peplow, Dave Kulm, Dave Skorcz, Elizabeth Chartier.
Absent: Jerry Webster
3. Motion by Fisher, 2nd by Peplow to approve meeting agenda. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Skorcz to approve minutes of the July 13, 2021, Planning Commission Meeting. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Fisher, 2nd by Skorcz to open public hearing to consider and application filed by the City of Springfield requesting a comprehensive plan amendment changing the future land use designation from Low Density Residential to Business Park on portions of properties legally described as Tax Lot 8A 23-13-11, Tax Lot 12A & 9 23-13-11, Tax Lot 1 & 4A1A & 11 23-13-11, 4A1B 23-13-11, Tax Lots 3 & 7 23-13-11, and Tax Lot 14 23-13-11, all in Sarpy County, Nebraska, and generally located approximately 500 feet west of Hwy 50 to 150th Street and north of Pflug Road to 1,300 feet south of Platteview Road. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried. Public hearing opened 7:01 p.m.

Kathleen Gottsch, City Administrator, reported that Mayor Roseland and Councilman Dan Craney recently met with the Beck family to discuss the future land use designation on their property located on the northwest corner of Hwy 50 and Pflug Road. The property is currently designated Low-Density Residential and the Beck's recommended the property be changed to a commercial type use. It is recommended, under Council direction, that residential development would focus primarily east of Highway 50 and north/east of Springfield. Opitz inquired if surrounding property owners had knowledge of this possible change. Gottsch noted that publications and notice were given according to law.

No further questions or comments were made.

Motion by Fisher, 2nd by Peplow. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried. Public hearing closed at 7:06 p.m.

- B. Motion by Fisher, 2nd by Peplow to open public hearing to consider a conditional use permit application submitted by Ready Mixed Concrete Co., applicant, and Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, owner, for a concrete construction batch plant located at Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska, generally located southeast of 138th Street and Fairview Road. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried. Public hearing opened 7:06 p.m.

Gottsch reviewed the staff report and discussed items pertaining to security, lighting, noise, and truck traffic.

Opitz inquired if truck parking and turning lanes had been addressed. Tony Swoboda, Project Maintenance Manager, stated that trucks would enter through the east gate and exit through the west gate. He further stated a turn lane would be established on their property. Turn lanes will not be added along Fairview Road.

Swoboda added the operation would be shut down during the winter months and a security system would be in place and operational during this time. He further noted the plant would be checked a minimum of two times per week.

Swoboda said that it will take approximately 18 months to get equipment set up on site and operational.

Chartier questioned if environmental concerns were being addressed. Grant Weaver, Environmental Land Manager for Ready Mixed Concrete, assured the Commission that all efforts are being made to conform with OSHA, dust control and ground water concerns. He further noted that all work and tasks will be performed above ground.

Swoboda commented that ample trees will be planted to assist in noise deflection.

No further questions or comments were made.

Motion by Fisher, 2nd by Skorcz to close public hearing. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried. Public hearing closed at 7:30 p.m.

6. New Business

- A. Motion by Fisher, 2nd by Skorcz to recommend approval of the application filed by the City of Springfield requesting a comprehensive plan amendment changing the future land use designation from Low Density Residential to Business Park on portions of properties legally described as Tax Lot 8A 23-13-11, Tax Lot 12A & 9 23-13-11, Tax Lot 1 & 4A1A & 11 23-13-11, 4A1B 23-13-11, Tax Lots 3 & 7 23-13-11, and Tax Lot 14 23-13-11, all in Sarpy County, Nebraska, and generally located approximately 500 feet west of Hwy 50 to 150th Street and north of Pflug Road to 1,300 feet south of Platteview Road. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried.

- B. Motion by Peplow, 2nd by Fisher to recommend approval of a five year conditional use permit submitted by Ready Mixed Concrete Co., applicant, and Lyman-Richey Corporation, a Delaware Corporation, successor-in-interest to Ready Mixed Concrete Co., a Nebraska Corporation, owner, for a concrete construction batch plant located at Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska, generally located southeast of 138th Street and Fairview Road. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried.

- 7. Old Business: None

- 8. Reports and Recommendations: None

- 9. Motion by Fisher, 2nd by Skorcz to adjourn. Ayes: Opitz, Fisher, Peplow, Kulm, Skorcz, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:31 p.m.