



PLANNING COMMISSION AGENDA

Tuesday, July 13, 2021 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 June 8, 2021, Planning Commission Meeting
5. Public Hearings
 - A. The Planning Commission will hold three public hearings associated with the applications filed by the City of Springfield requesting the following items (i thru iii) all on property legally described as Tax Lot 37A1A2 24-13-11 (the southern portion of said lot in the Pflug Road corridor); Tax Lot 7 25-13-11; Tax Lot 6 25-13-11; Tax Lot 9A1 25-13-11; Tax Lot 9A2 25-13-11; Tax Lot 9B 25-13-11; Tax Lot 10 25-13-11; Tax Lot 11 25-13-11; Tax Lot 12A 25-13-11; Tax Lot 12B 25-13-11; all in Sarpy County, Nebraska; these parcels are generally located in the vicinity of 138th Street and Pflug Road:
 - (i) comprehensive plan amendment changing the future land use designation from Rural Residential to Rural Arts; and
 - (ii) zone change from Agriculture Residential to Rural Arts and Tourism; and
 - (iii) amendment to Section 5.06 RT Rural Arts and Tourism District of the Springfield Zoning Ordinance to revise subsection D to state “Permitted Accessory Uses” instead of “Permitted Conditional Uses”; to allow special event venues as a permitted conditional use; and to revise subsection H to note that all other provisions of the Zoning Ordinance shall apply unless otherwise permitted by the Conditional Use Permit.
 - B. The Planning Commission will hold a public hearing to consider a conditional use permit application submitted by Veseli, applicant, and Keyes Enterprises, LP, owner, for a special event venue located at Tax Lot 11, Section 25, Township 13, Range 11, East of the 6th P.M. Sarpy County, Nebraska, generally located at 17017 S. 138th Street.
 - C. The Planning Commission will hold a public hearing to consider an application filed by the City of Springfield to amend Section 5.09 R87 Single-Family Residential District of the Springfield Zoning Ordinance to decrease the front yard setback for a single-family dwelling from 35’ to 25’.

6. New Business

- A. The Planning Commission will consider action on applications filed by the City of Springfield requesting the following items (i thru iii) all on property legally described as Tax Lot 37A1A2 24-13-11 (the southern portion of said lot in the Pflug Road corridor); Tax Lot 7 25-13-11; Tax Lot 6 25-13-11; Tax Lot 9A1 25-13-11; Tax Lot 9A2 25-13-11; Tax Lot 9B 25-13-11; Tax Lot 10 25-13-11; Tax Lot 11 25-13-11; Tax Lot 12A 25-13-11; Tax Lot 12B 25-13-11; all in Sarpy County, Nebraska; these parcels are generally located in the vicinity of 138th Street and Pflug Road:
- (i) comprehensive plan amendment changing the future land use designation from Rural Residential to Rural Arts; and
 - (ii) zone change from Agriculture Residential to Rural Arts and Tourism; and
 - (iii) amendment to Section 5.06 RT Rural Arts and Tourism District of the Springfield Zoning Ordinance to revise subsection D to state "Permitted Accessory Uses" instead of "Permitted Conditional Uses"; to allow special event venues as a permitted conditional use; and to revise subsection H to note that all other provisions of the Zoning Ordinance shall apply unless otherwise permitted by the Conditional Use Permit.
- B. The Planning Commission will consider action on a conditional use permit application submitted by Veseli, applicant, and Keyes Enterprises, LP, owner, for a special event venue located at Tax Lot 11, Section 25, Township 13, Range 11, East of the 6th P.M. Sarpy County, Nebraska, generally located at 17017 S. 138th Street.
- C. The Planning Commission will consider action on an application filed by the City of Springfield to amend Section 5.09 R87 Single-Family Residential District of the Springfield Zoning Ordinance to decrease the front yard setback for a single-family dwelling from 35' to 25'.

7. Old Business

8. Reports and Recommendations

9. Adjournment