



PLANNING COMMISSION AGENDA

Tuesday, August 9, 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 June 14, 2022, Planning Commission Meeting
5. Public Hearings
 - A. Preliminary Plat and Final Plat for Lot 1 and Outlot A, American Legion Springfield, being a replatting of Tax Lot 37A1A2 in Section 24, Township 13 North, Range 11 East, of the 6th P.M., Sarpy County, Nebraska, and generally located on the northeast corner of South 138th Street and Pflug Road
 - B. Conditional Use Permit for a “Special Event Venue” on Lot 1, American Legion Springfield
6. New Business
 - A. Preliminary Plat and Final Plat for Lot 1 and Outlot A, American Legion Springfield, being a replatting of Tax Lot 37A1A2 in Section 24, Township 13 North, Range 11 East, of the 6th P.M., Sarpy County, Nebraska, and generally located on the northeast corner of South 138th Street and Pflug Road
 - B. Conditional Use Permit for a “Special Event Venue” on Lot 1, American Legion Springfield
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
August 9, 2022

1. Meeting called to order at 7:01 p.m.
2. Present: Jerry Webster, Elizabeth Chartier, Dave Skorcz, Dave Kulm.
Absent: Jim Opitz, Sue Peplow, Kyle Fisher.
3. Motion by Skorcz, 2nd by Chartier, to approve meeting agenda. Ayes: Webster, Chartier, Skorcz, Kulm. Nays: None. Motion carried.
4. Motion by Webster, 2nd by Skorcz, to approve the June 14, 2022, Planning Commission meeting minutes. Ayes: Webster, Chartier, Skorcz, Kulm. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Skorcz, 2nd by Webster to open a public hearing to consider a Preliminary Plat and Final Plat for Lot 1 and Outlot A, American Legion Springfield, being a replatting of Tax Lot 37A1A2 in Section 24, Township 13 North, Range 11 East, of the 6th P.M., Sarpy County, Nebraska, and generally located on the northeast corner of South 138th Street and Pflug Road. Ayes: Webster, Chartier, Skorcz, Kulm. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, reviewed the circumstances involved with the property when City Council approved amending this location to establish the property as rural arts for future land use in order to use it for special events.

She informed the Planning Commission the American Legion property at 166 S 2nd Street recently sold so all events will now be held at the American Legion property at 13600 Pflug Road. She further noted the Public Hearing had previously been held to approve the rezone for this location.

No further questions or comments were made.

Motion by Webster, 2nd by Chartier to close the public hearing. Ayes: Webster, Chartier, Skorcz, Kulm. Nays: None. Motion carried. Public hearing closed at 7:06 p.m.

- B. Motion by Skorcz, 2nd by Webster to open a public hearing to consider a Conditional Use Permit for a "Special Event Venue" on Lot 1, American Legion. Ayes: Webster, Chartier, Skorcz, Kulm. Nays: None. Motion carried. Public hearing opened at 7:07 p.m.

Gottsch commented the City Attorney requested adding a definition to the city's zoning regulations for special events.

Bob Bowen, American Legion Commander, stated the American Legion would apply for a Special Designated Liquor License for each event. He informed the Planning Commission no events will be held outside of the building.

The City Planner recommends approval of a three-year Conditional Use Permit with annual inspections and fees.

No further questions or comments were made.

Motion by Webster, 2nd by Scorz to close the public hearing. Ayes: Webster, Chartier, Scorz, Kulm. Nays: None. Motion carried. Public hearing closed at 7:11 p.m.

6. New Business

- A. Motion by Webster, 2nd by Chartier to recommend approval of the Preliminary Plat and Final Plat for Lot 1 and Outlot A, American Legion Springfield, being a replatting of Tax Lot 37A1A2 in Section 24, Township 13 North, Range 11 East, of the 6th P.M., Sarpy County, Nebraska, and generally located on the northeast corner of South 138th Street and Pflug Road. Ayes: Webster, Chartier, Scorz, Kulm. Nays: None. Motion carried.
- B. Motion by Scorz, 2nd by Webster to recommend approval of the Conditional Use Permit for a "Special Event Venue" on Lot 1, American Legion Springfield. Ayes: Webster, Chartier, Scorz, Kulm. Nays: None. Motion carried.

7. Old Business: None

8. Reports and recommendations: None

- 9. Motion by Webster, 2nd by Chartier to adjourn. Ayes: Webster, Chartier, Scorz, Kulm. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.

Andie Ledenbach
Planning Commission Clerk