



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION AGENDA

Tuesday, December 10, 2024 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, Jerry Webster
3. Accept David Skorcz’s resignation from the Planning Commission
4. Approve Meeting Agenda
5. Approve Minutes of the November 12, 2024, Planning Commission Meeting
6. Appoint Officers for 2025 – Chairman, Vice-Chairman, Secretary
7. Approve 2025 meeting calendar
8. Public Hearings
 - A. An application filed by Williams Enterprises, LLC to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add a definition for “Tow Service/Yard”
 - B. An application filed by Williams Enterprises, LLC to amend Section 5.19 Light Industrial Zoning District of the Springfield Zoning Ordinance to add Tow Service/Yard as a permitted conditional use
 - C. An application filed by the City of Springfield to amend Section 5.21 Highway Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Highway Corridor Overlay District
 - D. An application filed by the City of Springfield to amend Section 5.22 Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Corridor Overlay District
 - E. A conditional use permit application submitted by Williams Enterprises, LLC, applicant and owner, for a Tow Service/Yard located on Lot 16, Springfield Industrial Park, City of Springfield, NE, generally located at 615 S. 3rd Street, Springfield, NE

9. New Business
 - A. An application filed by Williams Enterprises, LLC to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add a definition for "Tow Service/Yard"
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 - D. An application filed by the City of Springfield to amend Section 5.22 Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Corridor Overlay District
 - E. A conditional use permit application submitted by Williams Enterprises, LLC, applicant and owner, for a Tow Service/Yard located on Lot 16, Springfield Industrial Park, City of Springfield, NE, generally located at 615 S. 3rd Street, Springfield, NE
10. Old Business
11. Reports and Recommendations
12. Adjournment

**PLANNING COMMISSION MINUTES
DECEMBER 10, 2024**

1. Meeting called to order at 7:06 p.m.
2. Present: Jerry Webster, Dave Kulm, Jim Opitz, Kyle Fisher
Absent: Sue Peplow, Elizabeth Chartier
3. Motion by Webster, 2nd by Opitz, to accept Dave Skorcz's resignation from the Planning Commission. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
4. Motion by Webster, 2nd by Opitz, to approve the meeting agenda. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
5. Motion by Webster, 2nd by Opitz, to approve minutes of the November 12, 2024, Planning Commission Meeting. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.

6. Motion by Webster, 2nd by Fisher, to accept nominations and appointments of David Kulm, Chairperson, Jim Opitz, Vice Chairperson and Elizabeth Chartier, Secretary, for a one-year term. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.

7. Motion by Webster, 2nd by Opitz, to approve the 2025 meeting calendar. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.

8. Public Hearings

A. Motion by Opitz, 2nd by Webster, to open a public hearing to consider an application filed by Williams Enterprises, LLC to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add a definition for "Tow Service/Yard". Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:10 p.m.

Kathleen Gottsch, City Administrator, reported that B&B Garage and Quality Towing operated a tow service/yard at 205 S. 1st Street as a legal, non-conforming use for numerous years. Since the business is being relocated due to the building being sold, it requires the business to follow current city regulations. The city's current zoning ordinance does not list this type of use in the definitions section or mention it in any zoning district as a permitted or permitted conditional use; therefore, an amendment to Article 2 Definitions, Section 2.03 Definitions to add a definition for "Tow Service/Yard" is required. Jeff Ray, City Planner with JEO, provided the recommended language.

No further questions or comments were made.

Motion by Opitz, 2nd by Fisher, to close the public hearing. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:14 p.m.

B. Motion by Opitz, 2nd by Fisher, to open a public hearing to consider an application filed by Williams Enterprise, LLC to amend Section 5.19 Light Industrial Zoning District of the Springfield Zoning Ordinance to add Tow Service/Yard as a permitted conditional use. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:15 p.m.

Webster inquired if Williams was agreeable to the Conditional Use Permit requirements and the need to apply for the text amendment. Gottsch stated that the process and requirements were reviewed with Williams.

Opitz inquired as to what the new owners of 205 S. 1st Street intended to do with the space. Gottsch stated that she has not spoken directly with the new owners but heard they plan to use it for business storage. The new owner will need to adhere to city zoning regulations.

No further questions or comments were made.

Motion by Webster, 2nd by Opitz, to close the public hearing. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:16 p.m.

- C. Motion by Opitz, 2nd by Webster, to consider an application filed by the City of Springfield to amend Section 5.21 Highway Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Highway Corridor Overlay District. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:16 p.m.

Opitz inquired if Williams' property was located within the HCO or CO Zoning Districts. Gottsch noted that his property is outside of both overlay districts.

Opitz expressed concerns regarding vehicle height restrictions such as storing buses or campers. Gottsch said that any Planning Commission recommendations would be presented to the City Council for consideration of inclusion.

No further questions or comments were made.

Motion by Fisher, 2nd by Opitz, to close the public hearing. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:20 p.m.

- D. Motion by Opitz, 2nd by Fisher, to open a public hearing to consider an application filed by the City of Springfield to amend Section 5.22 Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Corridor Overlay District. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:21 p.m.

Opitz suggested that concrete or some type of protective ground cover be placed where damaged vehicles are parked to avoid leaking engine fluids into groundwater for environmental concerns. Gottsch stated that the concern would be made known to the City Council.

No further questions or comments were made.

Motion by Webster, 2nd by Opitz, to close the public hearing. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:21 p.m.

- E. Motion by Webster, 2nd by Fisher, to consider a conditional use permit application submitted by Williams Enterprises, LLC, applicant and owner, for a Tow Service/Yard located on Lot 16, Springfield Industrial Park, City of Springfield, NE, generally located at 615 S. 3rd Street, Springfield, NE. Ayes: Webster, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:22 p.m.

Fisher requested that fence screening with colored slats be installed. He further requested a height limitation be placed on vehicles such as buses and campers. Fisher also suggested that towed vehicles be retained behind the fenced area at all time. Gottsch reported that Williams plans to install slats in the fencing and all other comments would be presented to the City Council for consideration.

Webster expressed concern that the property would turn into a salvage yard. Gottsch responded that towed vehicles would be on the property until insurance had cleared them to be released whether to a repair shop or to the owner, and the property would not be used for storage. Webster proposed that the City Council set a time limit for towed cars being stored on the property.

It was also recommended that security lighting be installed. Gottsch commented that Williams had plans to install security lighting.

No further questions or comments were made.

Motion by Opitz, 2nd by Webster, to close the public hearing. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:31 p.m.

9. New Business

- A. Motion by Webster, 2nd by Fisher, to recommend approval of an application filed by Williams Enterprises, LLC to amend Section 2.03 Definitions of the Springfield Zoning Ordinance to add a definition for "Tow Service/Yard". Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
- B. Motion by Opitz, 2nd by Webster, to recommend approval of an application filed by Williams Enterprises, LLC to amend Section 5.19 Light Industrial Zoning District of the Springfield Zoning Ordinance to add Tow Service/Yard as a permitted conditional use. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
- C. Motion by Fisher, 2nd by Webster, to recommend approval of an application filed by the City of Springfield to amend Section 5.21 Highway Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Highway Corridor Overlay District. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
- D. Motion by Webster, 2nd by Fisher, to recommend approval of an application filed by the City of Springfield to amend Section 5.22 Corridor Overlay District of the Springfield Zoning Ordinance to add Tow Service/Yard to the list of permitted and conditional permitted uses that are not allowed in the Corridor Overlay District. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.
- E. Motion by Opitz, 2nd by Fisher, to recommend approval of a conditional use permit application submitted by Williams Enterprises LLC, applicant and owner, for a Tow Service/Yard located on Lot 16, Springfield Industrial Park, City of Springfield, NE, generally located at 615 S. 3rd Street, Springfield, NE subject to the following recommendations: (1) fencing shall have slats to help "hide" vehicles, (2) fencing height should be noted, (3) Council should consider the maximum height of vehicles permitted on the lot (i.e. campers, busses, etc.), (4) security lighting cannot "pollute" onto adjacent property, (5) security should be considered, (6) owner needs to address oil/water separation – prevent seepage into stormwater runoff, (7) ground surface needs to be addressed – crushed rock/asphalt or paving, (8) no regular storage is permitted – only towed vehicles, (9) towed vehicles should only be kept on property for a designated

timeframe (i.e. 30 days per definition, (10) the CUP should be for one year to ensure no issues arise with the understanding that the CUP can be extended upon reapplication after one year. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried.

10. Old Business: None

11. Reports and Recommendations:

Gottsch introduced Jim Boerner, Metropolitan Area Planning Agency Transportation Planner, and Jason Carbee, HDR Senior Transportation Planner. Boerner and Carbee presented the Western Sarpy Transportation Enhancement Plan (WE-STEP).

Carbee shared the MAPA Safety Action Plan with the Planning Commission. He discussed key factors involving future development, connected networks, quality of life, land use, traffic demand, safety, pedestrian features, high mobility, flexible guidelines, and travel demands. Carbee stated research is being done to determine lane requirements, vehicle speeds, and traffic flow.

Opitz and Fisher expressed concerns on the use of roundabouts. Carbee stated many studies have been done specifically regarding roundabouts. He noted that when roundabouts are in use, there are 90% less fatal accidents than when through streets are created. Fisher commented that in his experience it is difficult to see roundabouts and directional signage is often poor. Opitz said roundabouts need to fit in the space allotted. Carbee noted that roundabouts will only be in place where they make the most sense in reference to adequate space and appropriate signage and visuals.

Carbee introduced the "Forecast Long-Term Travel Growth" with continuous long-distance travel. He commented there will be an emphasis on moving traffic easily between communities and coordination with safety in all aspects.

Gottsch added the first corridor being designed under WE-STEP will be 156th Street from Platteview Road and Schram Road.

Opitz inquired as to when the new comp plan will be introduced. Gottsch noted that final plan adoption would be this summer.

Opitz asked about Skorcz vacancy requirements and filling the position.

11. Motion by Webster, 2nd by Opitz, to adjourn. Ayes: Webster, Kulm, Opitz, Fisher. Nays: None. Motion carried. Meeting adjourned at 7:57 p.m.

Andie Ledenbach
Assistant City Clerk