



PLANNING COMMISSION AGENDA

Tuesday, December 12, 2023 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 September 12, 2023, Planning Commission Meeting
5. Public Hearings – None
6. New Business
 - A. Work session to discuss potential revisions to the Springfield Zoning Ordinance including:
 - a. Build-through acreage development and associated regulations
 - b. Use of outlots in agricultural zoning districts
 - c. Creation of residential estate districts and/or agricultural development and farming districts
 - d. Limiting automobile sales within the Highway Corridor Overlay District
 - e. Development of design guidelines for downtown, civic, commercial, office, light industrial, and multi-family uses
7. Old Business – None
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
December 12, 2023

1. Meeting called to order at 7:04 p.m.
2. Present: Jim Opitz, Kyle Fisher, Jerry Webster, Sue Peplow, Dave Skorcz, Elizabeth Chartier
Absent: Dave Kulm
3. Motion by Fisher, 2nd by Skorcz to approve meeting agenda. Ayes: Opitz, Fisher, Webster, Peplow, Skorcz, Chartier. Nays: None. Motion carried.
4. Motion by Peplow, 2nd by Chartier to approve September 12, 2023, Planning Commission meeting minutes. Ayes: Opitz, Fisher, Webster, Peplow, Skorcz, Chartier. Nays: None. Motion carried.
5. Public Hearings – No public hearings were held.
6. New Business
 - A. The purpose of this meeting was to discuss potential revisions to the Springfield Zoning Ordinance. Kathleen Gottsch, City Administrator, requested input from the Planning Commission prior to pursuing any of the following revisions.
 - (a) Gottsch reviewed the concept of build-through acreage development and regulations explaining that the purpose is to provide a mechanism that permits short-term acreage development that will receive urban services in the future. She said the intent is to allow property owners the opportunity to have a reasonable return on their property while accommodating the growing demand for development in Springfield. Gottsch noted that the city does not currently have these build-through regulations, so the city would need to use Sarpy County's build-through regulations should the need arise.

Opitz commented that this could be beneficial for a number of developments in the future. Webster noted this will be positive for Springfield and wants to be comfortable with decisions before moving forward. Gottsch stated Jeff Ray, city planner with JEO, will vet all proposals prior to formal consideration by the Planning Commission. Final changes will require City Council approval.
 - (b) Gottsch discussed the use of outlots in agricultural zoning districts. It was noted the existing regulations require a five (5) acre minimum lot size. Gottsch stated the imposed Sarpy County and Cities Wastewater Agency fees are having an effect on current acreage development. She noted the change would allow a portion of the lot to be buildable so the owner would only have to pay sewer fees on that portion of the land. The remaining portion of the land would be put into an unbuildable outlot that could be used for gardening, green space and other similar type uses. The percentage is yet to be determined but it would be approximately 60% buildable and 40% non-buildable outlot. Chartier suggested that the non-buildable outlot percentage

be increased. These percentages will be reviewed by city professional staff. This item also needs to be further discussed with the sewer agency.

- (c) Gottsch reviewed the possible creation of residential estate districts and/or agricultural development and farming districts. She noted this will likely affect the areas southwest of Springfield and to the west of Highway 50. Other cities in Sarpy County, as well as Sarpy County, have multiple agricultural and/or residential estate districts, while Springfield's options are limited.
- (d) Gottsch discussed limiting the number of car dealerships allowed to occupy within the Hwy 50 corridor. Chartier commented that while certain esthetics are required on Highway 50, the businesses and car dealerships on South 1st Street have no guidelines. Skorcz reiterated Chartier's comment and the importance of maintaining a certain look. The Planning Commission expressed support to limit the number of car dealerships along Hwy 50. Gottsch will schedule this revision for a public hearing to be held at the January Planning Commission meeting.

7. Old Business: None

8. Reports and Recommendations: None

9. Motion by Skorcz, 2nd by Fisher to adjourn. Ayes: Opitz, Fisher, Webster, Peplow, Skorcz, Chartier. Nays: None. Motion carried. Meeting adjourned at 8:03 p.m.

Andie Ledenbach
Planning Commission Clerk