



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION AGENDA

Tuesday, February 13, 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, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the January 9, 2024, Planning Commission Meeting
5. Public Hearings
 - A. A conditional use permit application submitted by Patrick Ackerman, applicant, and Jim and Sharon Shaw, owners, for the operation of a winery and micro-brewery/pub (Soaring Wings Vineyard & Brewing) located on Tax Lots 12A and 12B, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17111 and 17145 S. 138th Street, Springfield, Nebraska
6. New Business
 - A. A conditional use permit application submitted by Patrick Ackerman, applicant, and Jim and Sharon Shaw, owners, for the operation of a winery and micro-brewery/pub (Soaring Wings Vineyard & Brewing) located on Tax Lots 12A and 12B, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17111 and 17145 S. 138th Street, Springfield, Nebraska
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
February 13, 2024

1. Meeting called to order at 7:06 p.m.
2. Present: Jerry Webster, Elizabeth Chartier, Dave Skorcz, Dave Kulm, Jim Opitz, Kyle Fisher. Absent: Sue Peplow.
3. Motion by Fisher, 2nd by Skorcz, to approve the meeting agenda. Ayes: Webster, Chartier, Skorcz, Kulm, Opitz, Fisher. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Webster, to approve the January 9, 2024, Planning Commission meeting minutes. Ayes: Webster, Chartier, Kulm, Fisher. Opitz and Skorcz were absent from the January 9, 2024, Planning Commission meeting so they abstained from the vote. Nays: None. Motion carried.
5. Public Hearings
 - A. Motion by Skorcz, 2nd by Chartier, to open a public hearing to consider a conditional use permit application submitted by Patrick Ackerman, applicant, and Jim and Sharon Shaw, owners, for the operation of a winery and micro-brewery/pub (Soaring Wings Vineyard & Brewing) located on Tax Lots 12A and 12B, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17111 and 17145 S. 138th Street, Springfield, Nebraska. Ayes: Webster, Chartier, Skorcz, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:07 p.m.

Kathleen Gottsch, City Administrator, informed the Planning Commission that Jim and Sharon Shaw, current owners of Soaring Wings, have been allowed operations under the Rural Arts & Tourism Zoning District for that location and business, further noting the Shaw's live on the property. Upon purchase, Ackerman does not plan to live in the home on the property. The Rural Arts & Tourism District requires a conditional use permit be obtained if the operator does not live on the property.

Ackerman addressed the Planning Commission thanking them for their time and consideration. He commented that he understands the zoning and conditional use permit requirements. Ackerman informed the Commission that the due diligence closing date is April 29, 2024.

Skorcz inquired as to Ackerman's intentions for the existing home on the property since he will not reside there. Ackerman stated his intentions to use the home would be for rentals of special events and bridal suites renting the upstairs if needed.

Skorcz inquired if this would affect the conditional use permit. Gottsch stated a rental house is permitted in the Rural Arts and Tourism District.

Kulm inquired what happens to the conditional use permit if Ackerman made any changes down the road. Gottsch commented that new plans would require an amended conditional use permit.

Opitz questioned the time frame for renewal of the conditional use permit. Gottsch noted that staff recommend a 3-5 year period.

No further questions or comments were made.

Motion by Fisher, 2nd by Webster, to close the public hearing. Ayes: Webster, Chartier, Skorcz, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 7:18 p.m.

6. New Business

A. Motion by Chartier, 2nd by Skorcz, to recommend approval of a conditional use permit application submitted by Patrick Ackerman, applicant, and Jim and Sharon Shaw, owners, for the operation of a winery and micro-brewery/pub (Soaring Wings Vineyard & Brewing) located on Tax Lots 12A and 12B, Section 25, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska, generally located at 17111 and 17145 S. 138th Street, Springfield, Nebraska, with of minimum period of five (5) years. Ayes: Webster, Chartier, Skorcz, Kulm, Opitz, Fisher. Nays: None. Motion carried.

7. Old Business: None

8. Reports and Recommendations: Opitz requested his ordinance book be updated.

9. Motion by Skorcz, 2nd by Chartier, to adjourn. Ayes: Webster, Chartier, Skorcz, Kulm, Opitz, Fisher. Nays: None. Motion carried. Meeting adjourned at 7:21 p.m.

Andie Ledenbach
Assistant City Clerk