



# SPRINGFIELD

## NEBRASKA

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### PLANNING COMMISSION AGENDA

Tuesday, November 12, 2024 at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> 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 October 8, 2024, Planning Commission Meeting
6. Public Hearings
  - A. Application filed by Danielle Lambries, applicant, and Constance L. and James K. Bertelsen, current property owners, and Randy Jacobsen, future property owner, requesting a zone change from R50 Two-Family Residential District to Downtown Commercial on property legally described as Lot 8 and the east 6 inches of Lot 7, Block 6, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 230 Main Street, Springfield, Nebraska
  - B. Amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District to remove “*publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums*” from permitted uses and to remove “*publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums, and privately owned non-commercial museums and historic areas*” and “*hospitals, nursing homes, and eleemosynary institutions*” from permitted conditional uses
  - C. Amendment to Article 5 Zoning Districts, Section 5.06 RT Rural Arts/Tourism District to remove “*publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums*” from permitted uses
  - D. Amendment to Article 5 Zoning Districts, Section 5.10 R50 Two-Family Residential District to remove “*hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions*” from permitted uses and to add “*hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions*” to permitted conditional uses

- E. Amendment to Article 5 Zoning Districts, Section 5.11 R30 General Family Residential District to remove *“hospitals, sanitariums, rest homes, nursing homes, or other similar uses”* from permitted uses and to add *“hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions”* to permitted conditional uses
7. New Business
- A. Application filed by Danielle Lambries, applicant, and Constance L. and James K. Bertelsen, current property owners, and Randy Jacobsen, future property owner, requesting a zone change from R50 Two-Family Residential District to Downtown Commercial on property legally described as Lot 8 and the east 6 inches of Lot 7, Block 6, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 230 Main Street, Springfield, Nebraska
  - B. Amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District to remove *“publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums”* from permitted uses and to remove *“publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums, and privately owned non-commercial museums and historic areas”* and *“hospitals, nursing homes, and eleemosynary institutions”* from permitted conditional uses
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  - D. Amendment to Article 5 Zoning Districts, Section 5.10 R50 Two-Family Residential District to remove *“hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions”* from permitted uses and to add *“hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions”* to permitted conditional uses
  - E. Amendment to Article 5 Zoning Districts, Section 5.11 R30 General Family Residential District to remove *“hospitals, sanitariums, rest homes, nursing homes, or other similar uses”* from permitted uses and to add *“hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions”* to permitted conditional uses
8. Old Business
9. Reports and Recommendations
10. Adjournment

**PLANNING COMMISSION MINUTES**  
**November 12, 2024**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Dave Skorcz, Dave Kulm, Jim Opitz, Kyle Fisher, Elizabeth Chartier  
Absent: Sue Peplow
3. Motion by Fisher, 2<sup>nd</sup> by Webster, to table David Skorcz's resignation letter until the December 12, 2024, Planning Commission meeting. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.
4. Motion by Webster, 2<sup>nd</sup> by Skorcz, to approve the meeting agenda. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.
5. Motion by Opitz, 2<sup>nd</sup> by Skorcz, to approve the October 8, 2024, Planning Commission meeting minutes. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.
6. Public Hearings

A. Motion by Opitz, 2<sup>nd</sup> by Skorcz, to open a public hearing to consider an application filed by Danielle Lambries, applicant, and Constance L. and James K. Bertelsen, current property owners, and Randy Jacobsen, future property owner, requesting a zone change from R50 Two-Family Residential District to Downtown Commercial on property legally described as Lot 8 and the east 6 inches of Lot 7, Block 6, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 230 Main Street, Springfield, Nebraska. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:03 p.m.

Opitz inquired if building codes would be monitored and enforced. Andie Ledenbach, Planning Commission Clerk, stated that building permits would be required for any changes made and Sarpy County would be inspecting and subsequently approving all changes.

The Planning Commission inquired if adequate parking would be provided for customers. Ledenbach remarked that Jeff Ray, JEO City Planner, approved the site for parking and commented the location of the business has access to the city's public parking spaces in the area. Skorcz commented that the city will need to be aware of plowing the alley for customers.

No further questions or comments were made. No one from the public spoke in favor of or in opposition to the amendments.

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

B. Motion by Skorcz, 2<sup>nd</sup> by Opitz, to open a public hearing to consider an amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District to remove "*publicly*

*owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums*" from permitted uses and to remove "*publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums, and privately owned non-commercial museums and historic areas*" and "*hospitals, nursing homes, and eleemosynary institutions*" from permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:06 p.m.

Skorcz inquired about the reasons for the proposed changes. Ledenbach reviewed the changes and comments provided by city professional staff.

No one from the public spoke in favor of or in opposition to the amendments.

Motion by Webster, 2<sup>nd</sup> by Skorcz, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing closed at 7:10 p.m.

C. Motion by Skorcz, 2<sup>nd</sup> by Opitz, to open a public hearing to consider an amendment to Article 5 Zoning Districts, Section 5.06 RT Rural Arts/Tourism District to remove "*publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums*" from permitted uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:10 p.m.

Fisher inquired what effect this would have on tourism. Ledenbach explained these changes would protect the city and the changes should not affect Springfield tourism.

No further questions or comments were made. No one from the public spoke in favor of or in opposition to the amendments.

Motion by Opitz, 2<sup>nd</sup> by Chartier, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing closed at 7:11 p.m.

D. Motion by Opitz, 2<sup>nd</sup> by Chartier, to open a public hearing to consider an amendment to Article 5 Zoning Districts, Section 5.10 R50 Two-Family Residential District to remove "*hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions*" from permitted uses and to add "*hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions*" to permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:12 p.m.

Skorcz inquired if this would have an effect on a business such as a retirement center and if this type of business would be considered. Ledenbach explained all businesses listed above would be considered for a Conditional Use Permit.

No further questions or comments were made. No one from the public spoke in favor of or in opposition to the amendments.

Motion by Opitz, 2<sup>nd</sup> by Chartier, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing closed at 7:13 p.m.

E. Motion by Skorcz, 2<sup>nd</sup> by Webster, to open a public hearing to consider an amendment to Article 5 Zoning Districts, Section 5.11 R30 General Family Residential District to remove *“hospitals, sanitariums, rest homes, nursing homes, or other similar uses”* from permitted uses and to add *“hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions”* to permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing opened at 7:13 p.m.

Chartier commented that this change is simply clarification in language.

No further questions or comments were made. No one from the public spoke in favor of or in opposition to the amendments.

Motion by Webster, 2<sup>nd</sup> by Skorcz, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Public hearing closed at 7:15 p.m.

## 7. New Business

A. Motion by Opitz, 2<sup>nd</sup> by Skorcz, to recommend approval of the application filed by Danielle Lambries, applicant, and Constance L. and James K. Bertelsen, current property owners, and Randy Jacobsen, future property owner, requesting a zone change from R50 Two-Family Residential District to Downtown Commercial on property legally described as Lot 8 and the east 6 inches of Lot 7, Block 6, Springfield Addition to the City of Springfield, Sarpy County, Nebraska, generally located at 230 Main Street, Springfield, Nebraska. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.

B. Motion by Webster, 2<sup>nd</sup> by Chartier, to recommend approval of the amendment to Article 5 Zoning Districts, Section 5.05 AR Agriculture Residential District to remove *“publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums”* from permitted uses and to remove *“publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums, and privately owned non-commercial museums and historic areas”* and *“hospitals, nursing homes, and eleemosynary institutions”* from permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.

C. Motion by Skorcz, 2<sup>nd</sup> by Opitz, to recommend approval of the amendment to Article 5 Zoning Districts, Section 5.06 RT Rural Arts/Tourism District to remove *“publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries and museums”* from permitted uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.

D. Motion by Webster, 2<sup>nd</sup> by Opitz, to recommend approval of the amendment to Article 5 Zoning Districts, Section 5.10 R50 Two-Family Residential District to remove *“hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions”* from permitted uses and to add *“hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions”* to permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.

E. Motion by Opitz, 2<sup>nd</sup> by Webster, to recommend approval of the amendment to Article 5 Zoning Districts, Section 5.11 R30 General Family Residential District to remove "*hospitals, sanitariums, rest homes, nursing homes, or other similar uses*" from permitted uses and to add "*hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions*" to permitted conditional uses. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried.

8. Old Business: None

9. Reports and Recommendations: None

10. Motion by Chartier, 2<sup>nd</sup> by Skorcz, to adjourn. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:18 p.m.

Andie Ledenbach  
Assistant City Clerk