



PLANNING COMMISSION AGENDA

Tuesday, October 12, 2021 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 14, 2021, Planning Commission Meeting
5. Public Hearings
 - A. An application filed by MADDAD Land, LLC, property owner and subdivider, for a replat (Lots 1-3, Springfield Commerce Replat 1) of property legally described as Lot 2, Springfield Commerce, a subdivision in Sarpy County, Nebraska, and generally located on the southwest corner of Hwy 50 and Platteview Road
6. New Business
 - A. An application filed by MADDAD Land, LLC, property owner and subdivider, for a replat (Lots 1-3, Springfield Commerce Replat 1) of property legally described as Lot 2, Springfield Commerce, a subdivision in Sarpy County, Nebraska, and generally located on the southwest corner of Hwy 50 and Platteview Road
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
October 12, 2021

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Jim Opitz, Kyle Fisher, Dave Kulm, Elizabeth Chartier.
Absent: Sue Peplow, Dave Skorcz

3. Motion by Fisher, 2nd by Opitz to approve meeting agenda. Ayes: Webster, Opitz, Fisher, Kulm, Chartier. Nays: None. Motion carried.
4. Motion by Opitz, 2nd by Fisher to approve minutes of the September 14, 2021, Planning Commission Meeting. Ayes: Webster, Opitz, Fisher, Kulm, Chartier. Nays: None. Motion carried.
5. Public Hearings

- A. Motion by Chartier, 2nd by Fisher to open public hearing to discuss and consider an application filed by MADDAD Land, LLC, property owner and subdivider, for a replat (Lots 1-3, Springfield Commerce Replat 1) of property legally described as Lot 2, Springfield Commerce, a subdivision in Sarpy County, Nebraska, and generally located on the southwest corner of Hwy 50 and Platteview Road. Ayes: Webster, Opitz, Fisher, Kulm, Chartier. Nays: None. Motion carried. Public hearing opened 7:03 p.m.

Kathleen Gottsch, Springfield City Administrator, reviewed the intention of the applicants request to replat and subdivide lot 3 in to 3 separate lots extending Rotina Drive into a circle. She further stated the entrances will have a shared parking lot that will be reviewed once the permit is submitted. Gottsch further noted the replat is a simple subdivision replat that is required to go through the process for City Council approval. Opitz inquired if this would necessitate a zone change. Gottsch commented the use is the same allowing one large lot be split into 3 smaller lots.

Gottsch noted the applicant was in the process of providing additional information regarding legal description details, drawings and various items needing language updates.

Fisher inquired who would be responsible for street services. Gottsch informed the commission Sarpy County would be responsible for all street services and all codes have been met.

No further questions or comments were made.

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

6. New Business

- A. Motion by Opitz, 2nd by Chartier to recommend approval contingent upon items being addressed as requested for the application filed by MADDAD Land, LLC, property owner and subdivider, for a replat (Lots 1-3, Springfield Commerce Replat 1) of property legally described as Lot 2, Springfield Commerce, a subdivision in Sarpy County, Nebraska, and

generally located on the southwest corner of Hwy 50 and Platteview Road. Ayes: Webster, Opitz, Fisher, Kulm, Chartier. Nays: None. Motion carried.

7. Old Business: None
8. Reports and Recommendations: None
9. Motion by Chartier, 2nd by Kulm to adjourn. Ayes: Webster, Opitz, Fisher, Kulm, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:14 p.m.