



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION AGENDA

Tuesday, October 8, 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 June 11, 2024, Planning Commission Meeting
5. Public Hearings
 - A. An application filed by Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue
 - B. An application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under the Subsection Criteria for Appearance
6. New Business
 - A. An application filed by Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue
 - B. An application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under the Subsection Criteria for Appearance
7. Old Business
8. Reports and Recommendations
9. Adjournment

PLANNING COMMISSION MINUTES
October 8, 2024

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Dave Skorcz, Dave Kulm, Jim Opitz, Kyle Fisher, Sue Peplow, Elizabeth Chartier
3. Motion by Fisher, 2nd by Opitz, to approve the meeting agenda. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried.
4. Motion by Fisher, 2nd by Webster, to approve June 11, 2024, Planning Commission meeting minutes. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried.
5. Public Hearings

- A. Motion by Peplow, 2nd by Opitz, to open a public hearing to consider an application filed by Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, explained the American Legion's desire to construct a grain bin to be used as an accessory building to cook and grill meals to be served for planned events. An amendment to their existing Conditional Use Permit has been filed. Staff has no issues with amending the Conditional Use Permit.

Fisher inquired if there are permanent walls to the structure and if fire safety will be implemented. Gottsch reported that fire safety would be addressed as part of the building permit process. She will investigate if the structure has permanent walls.

Skorcz inquired if (1) the structure is a grain bin or silo, (2) is flat metal or corrugated metal and (3) what the structure will look like esthetically. Gottsch said she would obtain a photo from the American Legion.

No further questions or comments were made.

Motion by Fisher, 2nd by Peplow, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

- B. Motion by Fisher, 2nd by Webster, to open a public hearing to consider an application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture

under the Subsection Criteria for Appearance. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried. The public hearing opened at 7:05 p.m.

Gottsch stated the City Council requested a revision to the zoning ordinance to allow “branding colors” as an accent on buildings in the Highway Corridor Overlay District, so that the building can match vehicle logos, etc. Council would like to allow city staff to use discretion in determining “accent” colors being used to accentuate and carry through the branding theme but not to be used for an entire wall.

Motion by Fisher, 2nd by Skorcz, to close the public hearing. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried. Public hearing closed at 7:09 p.m.

6. New Business

- A. Motion by Peplow, 2nd by Fisher, to recommend approval of the application filed by Springfield American Legion, property owner, for a conditional use permit amendment to add an accessory structure on Lot 1, American Legion Springfield, generally located at 13640 Pflug Road, Springfield, NE 68059, which property is used as a Special Event Venue. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried.
- B. Motion by Opitz, 2nd by Webster, to recommend approval of an application filed by the City of Springfield for a text amendment to Article 5 Zoning Districts, Section 5.22 CO Corridor Overlay District adding Franchise Architecture under the Subsection Criteria for Appearance. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried.

7. Old Business

Gottsch reported that the comprehensive plan update is moving along, and the steering committee is reviewing information obtained from public input. Plans will be available after the first of the year and ready for approval in late spring 2025.

8. Reports and Recommendations: None

- 9. Motion by Fisher, 2nd by Chartier, to adjourn. Ayes: Webster, Skorcz, Kulm, Opitz, Fisher, Peplow, Chartier. Nays: None. Motion carried. Meeting adjourned at 7:12 p.m.

Andie Ledenbach
Assistant City Clerk