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**PLANNING COMMISSION AGENDA**

Tuesday, September 12, 2023 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, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the July 11, 2023, Planning Commission Meeting
5. Public Hearings
  - A. Amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to update the Growth Management Plan (GMP) and adopt the implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency
  - B. Amendment to Schedule B Certification and Dedication Statements of the Springfield Subdivision Regulations as it relates to changes to the Surveyor’s Certification
6. New Business
  - A. Amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to update the Growth Management Plan (GMP) and adopt the implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency
  - B. Amendment to Schedule B Certification and Dedication Statements of the Springfield Subdivision Regulations as it relates to changes to the Surveyor’s Certification
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes  
September 12, 2023**

1. Meeting called to order at 7:00 p.m.
2. Present: Jim Opitz, Elizabeth Chartier, Sue Peplow, David Kulm  
Absent: Jerry Webster, Kyle Fisher, David Skorcz
3. Motion by Peplow, 2nd by Optiz, to approve meeting agenda. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried.
4. Motion by Peplow, 2nd by Optiz, to table approval of the June 13, 2023, Planning Commission meeting minutes until the next Planning Commission meeting. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried.
5. Public Hearings

- A. Motion by Chartier, 2<sup>nd</sup> by Peplow, to open the public hearing to consider an amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to update the Growth Management Plan (GMP) and adopt the implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, recalled that this public hearing was originally held at the July 11, 2023, Planning Commission meeting; however, due to the newspaper failing to publish the notice per the city's request, the hearing was required to be held again. Chartier requested Gottsch review the update since Chartier was not at the July meeting. Gottsch reviewed the existing policy which was adopted and became part of the city's comprehensive plan in 2022, as well as proposed updates.

No other questions or comments were made.

Motion by Peplow, 2<sup>nd</sup> by Chartier, to close the public hearing. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried. Public hearing closed at 7:05 p.m.

- C. Motion by Opitz, 2<sup>nd</sup> by Chartier, to open the public hearing to consider an amendment to Schedule B Certification and Dedication Statements of the Springfield Subdivision Regulations as it relates to changes to the Surveyor's Certification. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried. Public hearing opened at 7:05 p.m.

Gottsch recalled that this public hearing was originally held at the July 11, 2023, Planning Commission meeting; however, due to the newspaper failing to publish the notice per the city's request, the hearing was required to be held again. Gottsch reported that updates were made by the Nebraska State Board of Examiners to the rules and regulations for minimum standards of land surveyors. She further noted that all of the Sarpy County cities are in the process of updating their subdivision regulations to match state and county requirements.

No other questions or comments were made.

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

6. New Business

C. Motion by Chartier, 2<sup>nd</sup> by Opitz, to recommend approval of the amendment to Chapter 4 Achieve of the Springfield Comprehensive Plan to update the Growth Management Plan (GMP) and adopt the implementing Policies and Procedures for such plan as adopted and approved by the Sarpy County and Cities Wastewater Agency. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried.

D. Motion by Peplow, 2<sup>nd</sup> by Opitz, to recommend approval of the amendment to Schedule B Certification and Dedication Statements of the Springfield Subdivision Regulations as it relates to changes to the Surveyor's Certification. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried.

7. Old Business - None

8. Reports and Recommendations - None

9. Motion by Chartier, 2<sup>nd</sup> by Opitz, to adjourn. Ayes: Chartier, Opitz, Peplow, Kulm. Nays: None. Motion carried. Meeting adjourned at 7:09 p.m.

Kelly Shemek, City Clerk