



# SPRINGFIELD

## NEBRASKA

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### PLANNING COMMISSION MEETING

Tuesday, April 14, 2026, 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 – Bob Brazda, Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the January 13, 2026, Planning Commission Meeting
5. Old Business
6. Public Hearings
  - A. An application for final plat (Lots 1-72 and Outlots A-G, Village on Main (phase 1 of a 3 phase development)) filed by M2S LLC, subdivider, and Centipede LLC, owner, being a platting of the western part of the property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska consisting of approximately 41.33 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059
  - B. An application for a revised preliminary plat and final plat (Lots 1-133 and Outlots A-L, Springfield Highlands (formerly 132 Platteview)) filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132<sup>nd</sup> Street & Platteview Road, Springfield, NE 68059
  - C. An application for a zone change filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting a change of zoning classification from AR Agriculture Residential District to BP Business Park District on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059

- D. An application for a preliminary plat (Lots 1-3 and Outlot A) filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059

7. New Business

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8. Reports and Recommendations

9. Adjournment

**PLANNING COMMISSION MINUTES**  
**April 14, 2026**

**Agenda Item 1.** Meeting called to order at 7:00 p.m.

**Agenda Item 2.** PRESENT: Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Jerry Webster. ABSENT: Bob Brazda, Susan Peplow.

**Agenda Item 3.** Motion by Webster, seconded by Chartier to approve the meeting agenda. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.

**Agenda Item 4.** Motion by Opitz, seconded by Webster to approve minutes of the January 13, 2026, Planning Commission Meeting. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.

**Agenda Item 5.** Old Business: None.

**Agenda Item 6.** Public Hearings

- A.** A Public Hearing of the Springfield Planning Commission was opened at 7:01 p.m. to consider an application for final plat (Lots 1-72 and Outlots A-G, Village on Main (phase 1 of a 3 phase development)) filed by M2S LLC, subdivider, and Centipede LLC, owner, being a platting of the western part of the property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska consisting of approximately 41.33 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059.

Melvin Sudbeck, 16255 Woodland Drive, Omaha, Nebraska, representative of M2S LLC, discussed Phase 1 of the planned development. Sudbeck stated that the final plat is consistent with what was presented in the preliminary plat. Sudbeck noted that Phase 1 will include 72 lots comprised of 27 single-family homes, 28 townhomes (or rowhomes), 7 cottages, and 10 bungalows, as well as 7 outlots. He also stated that the price range for the properties will be \$325,000 - \$500,000.

Fisher asked what the intended timeline was for the project. Sudbeck stated that they have received their grading permit and plan to begin grading within the next couple of months. Sudbeck then noted that he anticipates starting to build structures towards the end of 2027. He also added that the timeline for the entire development project is eight years.

No further questions or comments were made.

Motion by Webster, seconded by Kulm, to close the public hearing. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 7:05 p.m.

- B.** A Public Hearing of the Springfield Planning Commission was opened at 7:06 p.m. to consider an application for a revised preliminary plat and final plat (Lots 1-133 and Outlots A-L, Springfield Highlands (formerly 132 Platteview)) filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132<sup>nd</sup> Street & Platteview Road, Springfield, NE 68059.

Brad Huyck, 10836 Old Mill Road, Omaha, Nebraska, representative of Thompson, Dreesen & Dorner, Inc. ("TD2"), developer's engineer, discussed the need for a revised preliminary plat was due to access to the subdivision. Huyck noted that a condition of the preliminary plat was to coordinate with Sarpy County Public Works on the access points from 132<sup>nd</sup> Street and Platteview Road. He indicated that the east end of Valley Drive will now connect to 132<sup>nd</sup> Street and Platteview Drive will not connect to 132<sup>nd</sup> Street; it will now end at N. 10<sup>th</sup> Street. The north ends of N. 10<sup>th</sup> Street and N. 8<sup>th</sup> Street will still have access to Platteview Road. Huyck also noted that connections to Springfield Pines and Highview remain the same. Regarding the Final Plat, Huyck indicated that Lots 1 and 2 on the Preliminary Plat have been combined into one lot since Platteview Drive will no longer connect to 132<sup>nd</sup> Street. The Final Plat also contains 133 lots (1 commercial, 108 single-family homes, 12 fourplexes, and 12 villas), as well as 12 outlots.

Fisher asked what the intended timeline was for the project. Huyck stated that they plan to obtain a grading permit soon so that they can start grading in mid-June. Huyck indicated that he anticipates starting to build structures in the third or fourth quarter of 2027.

No further questions or comments were made.

Motion by Webster, seconded by Opitz, to close the public hearing. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 7:09 p.m.

- C.** A Public Hearing of the Springfield Planning Commission was opened at 7:09 p.m. to consider an application for a zone change requesting a change of zoning classification from AR Agriculture Residential District to BP Business Park District, as well as an application for a preliminary plat (Lots 1-3 and Outlot A), both filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059.

Doug Kellner, 10836 Old Mill Road, Omaha, Nebraska, representative of Thompson, Dreesen & Dorner, Inc. ("TD2"), developer's engineer, discussed the planned development. Kellner stated that they received a copy of the review team's comments and noted they are working through them. Kellner pointed out that the preliminary plat shows that Phase 1 is to the south; however, based on a comment from Brian Schuele, City's engineer with Olsson, regarding the need for Capehart Road access on the east side of the property, they may need to develop north to south.

Opitz asked if there would be just one access to the property. Kellner stated that there will be an entry off of Hwy 50 as shown on the Preliminary Plat, but there would also be an entry off of Capehart Road on the east side of the property.

Mark Torczon, 14710 West Dodge Street, Omaha, Nebraska, representative of Mary Torczon, owner of property to the east of the proposed property, discussed the required access road from Capehart Road. Torczon stated that overall, he and his parents are supportive of this project. Torczon noted that his parents currently have access to Capehart Road from their private driveway. They are interested in the required road on the east side of the planned development, but he wants to make sure that it is shared access. Torczon also noted that the road from Capehart Road should start and continue south on the planned development's property past his parents' property. He wants to ensure that the road does not diminish the value of his parents' property. Torczon also

indicated that he anticipates that his parents will be living at this location for another five years or so. Kathleen Gottsch, City Administrator, stated that the City Engineer is aware of the requirement and will work with Scannell and TD2 on the design and location of the road.

Rod Jeck, 14108 Capehart Road, Springfield, Nebraska, asked where the access point will be on Capehart Road since it is not on the Preliminary Plat. Gottsch had the Preliminary Plat up on the screen and indicated that the road will access Capehart Road on the east side of the planned development. Jeck also asked what the planned use is for the property. Gottsch stated that the planned use is Business Park for warehouses as an ancillary use with office space. She said examples of this type of development include Pella, Claas, PMC, and Thrasher. Gottsch noted that the city's current Comprehensive Plan, which was adopted in May of 2025, shows this property as Business Park on the Future Land Use Map. However, she noted that the city's current Zoning Ordinance lists data centers as a permitted use, which the public is adamant that they do not want any more data centers. Gottsch stated that the City is in the process of updating the Zoning Ordinance to remove data centers from Business Park zoning and add warehouses as ancillary uses to office space. Jeck also asked about lighting guidelines. Gottsch said that this will be handled under the design regulations.

Kelly Jeck, 14108 Capehart Road, Springfield, Nebraska, stated Facebook did a really nice job with lighting so she is hoping that the same or similar requirements can be implemented for this project.

Cam Duff, 1600 Genessee Street, Kansas City, Missouri, representative of Scannell Properties, stated that they have worked extremely hard on design concepts, including a nice entrance sign as this location would be the "gateway" into Springfield. He also indicated that the warehouse portion of the buildings would not have dock doors that face Capehart Road or Hwy 50.

Kelly Jeck asked about elevations. Duff referenced schematics that they created for City review prior to moving forward with document submittal. Gottsch pulled up the schematics, which showed buildings with glass fronts and exterior walls with color variations (no solid walls). Another schematic showed a built up berm with landscaping to hide the buildings, along with a paved trail, which is a requirement of the Papio-Missouri Natural Resources District ("NRD"). Duff also noted that he has heard loud and clear that the residents do not want a "standard box" building. Rod Jeck asked about schematics from Capehart Road. Duff said that the examples are only from Hwy 50, but similar landscaping would be along Capehart Road.

Chartier asked who is responsible for maintaining the trail and landscaping. Gottsch stated that this development will be done under a Sanitary Improvement District ("SID"). However, since this is not a residential development, there will be a Property Owners Association ("POA") rather than a Homeowners Association ("HOA") that will be responsible to maintain the landscaping. The NRD will be responsible for the trail as it will be part of the MoPac Trail.

Opitz asked what the intended timeline was for the project. Duff stated that it is about a five-year project to full build out.

No further questions or comments were made.

Motion by Opitz, seconded by Webster, to close the public hearing. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 7:30 p.m.

**Agenda Item 7. New Business**

- A.** Motion by Opitz, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for final plat (Lots 1-72 and Outlots A-G, Village on Main (phase 1 of a 3 phase development)) filed by M2S LLC, subdivider, and Centipede LLC, owner, being a platting of the western part of the property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska consisting of approximately 41.33 acres, more or less, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- B.** Motion by Opitz, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for a revised preliminary plat and final plat (Lots 1-133 and Outlots A-L, Springfield Highlands (formerly 132 Platteview)) filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132<sup>nd</sup> Street & Platteview Road, Springfield, NE 68059. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- C.** Motion by Opitz, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for a zone change filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, requesting a change of zoning classification from AR Agriculture Residential District to BP Business Park District on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- D.** Motion by Opitz, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for a preliminary plat (Lots 1-3 and Outlot A) filed by Scannell Properties LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, on property legally described as the West One-Half of the Northwest Quarter, excluding right-of-way, of Section 12, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 72.27 acres, more or less, and generally located at the southeast corner of 144<sup>th</sup> Street (Hwy 50) & Capehart Road, Springfield, NE 68059. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.

**Agenda Item 8. Reports and Recommendations: None.**

**Agenda Item 9.** Motion by Chartier, seconded by Kulm, to adjourn. AYES: Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Meeting adjourned at 7:35 p.m.

I, the undersigned, Planning Commission Clerk for the City of Springfield, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Planning Commission on April 14, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Ember Davis  
Planning Commission Clerk

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Kyle Fisher, Planning Commission Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ember Davis, Planning Commission Clerk

\_\_\_\_\_  
Date