



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, December 9, 2025, 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 – Bob Brazda, Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the November 12, 2025, Planning Commission Meeting
5. Appoint Officers for 2026 – Chairman, Vice-Chairman, Secretary
6. Approve 2026 meeting calendar
7. Old Business
8. Public Hearings
 - A. An application for a request for zone change filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
 - B. An application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
 - C. An application for a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately

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10. Reports and Recommendations

11. Adjournment

PLANNING COMMISSION MINUTES
December 9, 2025

Agenda Item 1. Meeting called to order at 7:01 p.m.

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

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

Agenda Item 4. Motion by Peplow, seconded by Opitz, to approve minutes of the November 12, 2025, Planning Commission Meeting. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 5. Motion by Opitz, seconded by Peplow, to accept nominations and appointments of Kyle Fisher, Chairperson, Jerry Webster, Vice Chairperson, and Elizabeth Chartier, Secretary, for a one-year term. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 6. Motion by Peplow, seconded by Fisher, to approve the 2026 meeting calendar. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 7. Old Business: None.

Agenda Item 8 A, B, & C. Public Hearings

Motion by Webster, seconded by Fisher, to open a public hearing to consider (a) an application for a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development, (b) an application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main, and (c) an application for a conditional use permit, all filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, related to property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing opened at 7:05 p.m.

Melvin Sudbeck, 16255 Woodland Drive, Omaha, Nebraska, subdivider, discussed the planned development. Sudbeck stated that the development, upon full buildout, will include five product types – 102 single-family homes, 136 townhomes (or rowhomes), 31 cottages, 41 bungalows, and multi-family (shown as outlots on the preliminary plat for future development).

Sudbeck noted that townhomes (or rowhomes) would be around the perimeter of the property, along Main Street, as well as along the east and south ends of the property. Sudbeck then indicated that cottages will be across the street from the townhomes to the south, with bungalows to the north of the cottages. Sudbeck stated that the bungalows will face one another and each will have a garage on the back side. He also noted that there will be a park and walkway in the middle of the bungalow area. Sudbeck stated that the cottages will be in groups of four. He stated the waterway on the west side will remain, and that Outlot C will contain a lift station. Sudbeck also noted that the price range for these properties will be from the low \$300,000s to \$500,000. Sudbeck then indicated that it is an eight-year project, and that this project will be done in three phases, west to east, but that grading for the entire project will be done all at once. He also stated that phase 1 will be an 18-month to 2-year project.

Opitz referred to the Comprehensive (Comp) Plan that was adopted in May of 2025 and questioned the increase in population with this development. Kathleen Gottsch, City Administrator, indicated that the estimated population in the Comp Plan was based on Sewer Agency phasing, and stated that it did indicate growth.

Brazda asked for the definition of a bungalow. Sudbeck stated that they will be similar to a 1920's gable home – long and narrow with a front porch. Sudbeck noted they would be custom built for individual buyers. Webster then asked if each bungalow would have a garage. Sudbeck said yes, each bungalow would have a garage on the back side.

Brazda then asked for the definition of a rowhouse. Sudbeck noted that there would be four units adjoined together, with the garage on the bottom level, the living area and kitchen on the middle level, and the bedrooms on the top level. Fisher asked if the rowhouses are the townhomes that are listed on the PUD plan. Sudbeck answered yes, the townhomes/rowhouses are the three-story units and noted that these will be the tallest of the units in this development. Sudbeck also noted that exterior maintenance and mowing would be part of the agreement with these units. Brazda asked if occupants of each of the four units can decide on the exterior color. Sudbeck stated that exterior colors will be determined by the builder and written in the covenants.

Kulm stated the city cannot annex this subdivision. Gottsch stated that the city will not annex the subdivision until its debt is paid down. Kulm referenced comments made by Bill Seidler, Jr., city attorney, regarding the development and annexation. Gottsch noted that Seidler inserts "standard" comments on developments related to SIDs so that everyone is aware of how they work and items that need to be considered, such as maintenance of the SID, as well as annexation of adjoining property, etc. Peplow referenced the Highview subdivision which was annexed by the city years ago in order to extend the city's ETJ due to the landfill project. Kulm asked if the city is ok with the development being an SID. Gottsch stated that the city allows SID development. With an SID, the developer is responsible for issuing the bonds to pay for infrastructure improvements to service the development.

Opitz asked about traffic, especially truck traffic, at 132nd Street and Platteview Road. Gottsch noted that 132nd Street is a gateway into the city, so there will be design and landscape guidelines, similar to the new Spring View development, that the developer will need to follow. Gottsch stated that the design and landscape guidelines will be part of the subdivision agreement. She also noted that the subdivision agreement for the Springfield Pines development contained design and landscape guidelines. Sudbeck noted that there will be improvements to 132nd Street and Main Street based on the traffic study. Opitz asked if the development will cause excessive traffic on Main Street. Sudbeck stated the traffic will not be excessive on Main Street. Gottsch also stated that the city and/or developer will have an agreement with Sarpy County for road improvements. Gottsch noted that Sarpy County will be the lead on the widening of roads and then each party (Sarpy County, city, and developer) will pay their share.

Brazda asked about what this large development will do to the school. Gottsch stated that the school has been aware of Springfield's growth potential since Sewer Agency discussions began over ten years ago. Gottsch expressed that the city cannot speak for the School District; however, she noted that the School Board has a strategic plan in place for growth and they are going out for a bond in the spring for a new elementary school, which will be located at 72nd Street and Capehart Road. She also noted that the bond will cover improvements to the Springfield Platteview Junior and Senior High Schools. Gottsch touched on enrollment figures including the number of opt-ins to the district as well as available capacity at Westmont Elementary.

Opitz asked if the new development expects to bring in more businesses. Sudbeck stated that adding population increases demand for services. Gottsch also added that she recently met with the director of the economic development agency Grow Sarpy. She stated that the agency has been reaching out to various grocery stores about coming to Springfield; however, those stores are not ready to come to town yet as there are not enough rooftops in the area.

Fisher asked how this project fits with the new Comp Plan. Gottsch noted that it fits, except for the apartments, which have been removed from the preliminary plat. Gottsch stated that the new Comp Plan shows Neighborhood Commercial on the southeast corner of 132nd and Main Streets. If Sudbeck desires to

move forward in the future, he would need to either apply for a Comp Plan amendment or tie commercial uses into the multi-family development, similar to Lux 96 at 96th and Portal Road in Papillion where commercial uses are on the main level of the building with apartments above. In addition to a Comp Plan amendment, Sudbeck would also have to apply for a new preliminary plat and final plat to change the outlots into buildable lots. All amendments would require public hearings at both the Planning Commission and City Council.

Brazda asked what happens if this project is not approved; he wanted to know what would have to change. Gottsch stated that it depends on why the project is not approved. Based on the reason, Gottsch noted that the city would work with Sudbeck to attempt to come up with a solution.

Tom Welsh, on behalf of St. Joseph Catholic Church, 100 S. 9th Street, Springfield, Nebraska, had several questions about the sanitary sewer system serving the development and how it may affect St. Joseph's property to the east of the church. Namely, Welsh wanted to know if the sewer from the southwest corner of the property to the southeast side of Outlot D would be constructed in Phase 1. Josh Siel, 3930 S. 147th Street, Suite 200, Omaha, Nebraska, representative of FoleyShald, developer's engineer, stated that it will be constructed in Phase 1. Gottsch noted that the city still needs to have conversations with Sudbeck regarding the sewer infrastructure, specifically, if a temporary lift station is utilized for the development or if the permanent sewer trunk main which is part of the Sewer Agency's Phase 2 is installed now. Welsh also asked if an easement would be needed from St. Joseph's for the manhole on the east side of the church property. Siel indicated that the proposed end of the sewer line will be in 132nd Street ROW and an easement will not be required to connect. Welsh asked if there would be a sewer stub on the church's property and if the widening of 132nd Street would cause such stub to be under pavement. Siel stated that they expect the sewer stub to be in the 132nd Street ROW, but they plan to not cover it with pavement for easier connection. Welsh also asked about the sewer costs to the church, as well as any subsequent developer. Siel stated that there will be an agreement with the Sewer Agency that will determine exactly how the outfall sewer will be constructed and funded. However, Siel did indicate that they expect the cost of the outfall sewer to be paid upfront by the SID, and then future connections will reimburse that party based on their percentage of the total drainage area. Siel noted that based on the church's area, they would be responsible for 7% of the costs whenever their property develops. Welsh also wanted to know if there would be any associated cost related to the maintenance of the lift station. Siel stated that initially, the Village on Main SID is expected to fund all maintenance of the lift station; however, if future lots or developments connect, they will need to form an agreement with the SID for maintenance costs. Welsh then asked about the storm sewer and whether all of the storm sewer has been taken into consideration and accounted for. Siel stated that stormwater runoff from the church property and other offsite areas is accounted for within the new development. Welsh then asked how the storm sewer engineering for expansion of 132nd Street will be considered. Siel indicated that improvements to 132nd Street will be a Sarpy County led project, so he cannot say exactly what the county's plans are. Siel did state that they expect improvements to the existing culverts.

Marty Giff, property owner of 12330 Main Street, Springfield, Nebraska, voiced his concerns for the proposed development. Giff stated that Future Land Use for this property is mostly low-density residential with the northwest corner being neighborhood commercial. Giff indicated that the Compatibility Matrix in the Comp Plan adopted in May 2025 shows that AR Agriculture Residential District, R87 Single-Family Residential District, R92 Single-Family Residential District, and R100 Single Family Residential District zoning districts are compatible with this future land use, while R50 Two-Family Residential District is partially compatible. The MU Mixed Use District is not listed as compatible. Gottsch noted that a PUD Planned Unit Development District is compatible in that land use category. Giff stated that the current

population of Springfield is around 1,600 and per the Comp Plan, the community wanted to maintain the small-town charm. However, Giff feels that this development will double the size of Springfield. Giff also voiced his concern about the city having adequate fire, police, and school resources. Regarding schools, Giff mentioned the newly proposed elementary school at 72nd Street & Capehart Road and stated that no one would want to have their kids bused five miles away. Giff said that if the apartments were to move forward at some point in the future, it would be one of the largest apartment complexes in the Omaha area and he feels this would take away from the small-town charm. Giff then asked if the bungalows and cottages would be investment properties or if they would be owner occupied. Giff stated that he feels this development is too dense for the 76 acres. Giff also recommended that the city publish all documents pertaining to the development application on the city website.

Austin Arens, 765 N. 1st Street, Springfield, Nebraska stated that he and his wife and two small children have lived in Springfield for over three and a half years. Arens noted that affordability is key and stated that houses in Springfield Pines are not affordable. Arens stated that this new development will free up spaces for people to either downsize or upsize. Arens noted that Gretna has houses priced similar to Springfield Pines, but that this new development would contain houses that he could afford to buy. Arens also stated that Springfield is a great community with great community spirit and events. Arens noted that he is in full support of this new development and thinks it is a great idea.

Terry Ficenec, 18215 Sandy Point Road, Springfield, Nebraska, representative of Apollo Building Corporation, stated he has been a homebuilder for 43 years and that he is neither for nor against this development. Ficenec asked what the mill levy would be. Sudbeck stated that the mill levy has not been set yet. Ficenec then stated that he did not see a detention area on the plat. Gottsch stated that stormwater detention is shown as Outlots C and D. Ficenec asked if the cottages would be built on slabs or have basements. Sudbeck noted that cottages and bungalows will be custom homes so it will be up to the home builder just like a single-family dwelling. He pointed out that slab homes still have to dig down past the frost line for footings so the vast majority of people opt to dig a little further to have a basement. He noted that in Nebraska most people want a basement for weather safety anyways. Ficenec then asked if Sudbeck had a concept for the two lots on the western side of the property now designated as Outlots A and B. Sudbeck stated he does not currently have a concept.

Christopher Poole, 1095 Cedar Circle, Springfield, Nebraska, stated he is a geographer with the US Corps of Engineers. He noted that he is not against this project; however, he feels that the 76 acres on which this development is planned is the worst land on which to develop. Poole stated that the land would be difficult to develop upon because it is terraced, it contains a system of waterways that drain to the Platte River, and that it is a wildlife wetland. Poole also noted that it may be difficult to permit and that a 404 permit may be required. Poole commented that Giff made a great point about Springfield not having the infrastructure to support this development. Poole also stated that no one will want to put their child on a bus to go to school. Poole indicated that Springfield is too close to Papillion and Gretna and noted that our population would have to spike to 15,000 in order to get a grocery store. Poole also questioned if the fire department was ready for an additional 300 houses and asked if they planned to buy new trucks. Poole also asked if the surrounding fire departments can get here fast enough. Poole did note that he agrees that Springfield needs more affordable housing; however, he does not feel that we have the infrastructure to support this new development. Gottsch stated that all of the project documents have been sent to our planning review team, which includes the Papio-Missouri River Natural Resources District, as well the Springfield Volunteer Fire Department and the Sarpy County Sheriff's Department. The noted three departments did not have any comments or concerns about this project. Gottsch also indicated that all citizens of Springfield, even if in SIDs, pay taxes that support the Springfield Volunteer Fire Department. Poole then stated that this area is

under Sarpy County's zoning. Gottsch stated that it is not under Sarpy County's zoning; it is in Springfield's zoning jurisdiction.

Ray McAtee, 645 N 11th Circle, Springfield, Nebraska, stated that he has two young adult children who are looking for their own places, and noted that Springfield currently does not have housing options for them. McAtee feels this planned development will provide such options. McAtee noted that retention of our youth is important for our small town. McAtee then reacted to Poole's comment about the land being bad to develop upon by stating that if a developer is willing to take on the project, more power to them. McAtee also noted he is 100% for this project.

No further questions or comments were made.

Motion by Fisher, seconded by Webster, to close the public hearing. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 8:10 p.m.

Agenda Item 8. New Business

- A.** Motion by Peplow, seconded by Fisher, to recommend approval of an application for a request for zone change filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.
- B.** Motion by Opitz, seconded by Brazda, to recommend approval of an application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.
- C.** Motion by Opitz, seconded by Fisher, to recommend approval of an application for a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 9. Reports and Recommendations: None.

Agenda Item 10. Motion by Opitz, seconded by Peplow, to adjourn. AYES: Brazda, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Meeting adjourned at 8:12 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 December 9, 2025; 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

David Kulm, Planning Commission Chairman

Date

Ember Davis, Planning Commission Clerk

Date