



PLANNING COMMISSION AGENDA

Tuesday, January 10, 2023 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 December 13, 2022, Planning Commission Meeting
5. Public Hearings
 - A. Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting the following items (i thru ii) all on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:
 - i. Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial
 - ii. Zoning change from Agricultural Residential to Light Industrial
6. New Business
 - A. Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners requesting the following items (i thru ii) all on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:

- i. Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial
 - ii. Zoning change from Agricultural Residential to Light Industrial
7. Old Business
8. Reports and Recommendations
9. Adjournment

**Planning Commission Minutes
January 10, 2023**

1. Meeting called to order at 7:00 p.m.
2. Present: Kyle Fisher, Elizabeth Chartier, Dave Skorcz, Dave Kulm, Jim Opitz.
Absent: Jerry Webster, Sue Peplow.
3. Motion by Fisher, 2nd by Chartier, to approve meeting agenda. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried.
4. Motion by Skorcz, 2nd by Fisher, to approve December 13, 2022, Planning Commission meeting minutes. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried.
5. Motion by Fisher, 2nd by Skorcz, to open a public hearing to consider applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting a comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial and a zone change from Agriculture Residential to Light Industrial on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

City Administrator, Kathleen Gottsch, reported that the applicant requested the public hearing be continued to the February 14, 2023, Planning Commission meeting.

Motion by Fisher, 2nd by Skorcz, to continue the public hearing until the February 14, 2023, Planning Commission meeting. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried.

6. Motion by Chartier, 2nd by Fisher, to table action on the applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting a

comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial and a zone change from Agriculture Residential to Light Industrial on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road, until the February 14, 2023, Planning Commission meeting. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried.

7. None

8. None

9. Motion by Skorcz, 2nd by Fisher to adjourn. Ayes: Fisher, Chartier, Skorcz, Kulm, Opitz. Nays: None. Motion carried. Meeting adjourned at 7:02 p.m.

Andie Ledenbach
Planning Commission Clerk