



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, January 13, 2026, 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 December 9, 2025, Planning Commission Meeting
5. Old Business
6. Public Hearings
 - A. An application for a final plat (Lot 1 and Outlots A and B, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
 - B. An application for a final plat (Lots 1-94 and Outlots A-G, Spring View (moving forward will be Springview)) filed by McCune Development, subdivider, and MDC PMG LLC, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132nd Street & Pflug Road, Springfield, NE 68059
 - C. An application for a request for zone change filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059

- D. An application for a preliminary plat (Lots 1-130 and Outlots A-J, 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059

7. New Business

- A. An application for a final plat (Lot 1 and Outlots A and B, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
- B. An application for a final plat (Lots 1-94 and Outlots A-G, Spring View (moving forward will be Springview)) filed by McCune Development, subdivider, and MDC PMG LLC, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132nd Street & Pflug Road, Springfield, NE 68059
- C. An application for a request for zone change filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059
- D. An application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview) filed by Belcaro Development LLC, 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059
- E. Steering committee meeting to begin working on the zoning and subdivision regulation update (Jeff Ray, Ray Planning Solutions, and Jake Seid, Sightline Planning)

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
January 13, 2026

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

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

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

Agenda Item 4. Motion by Opitz, seconded by Webster, to approve minutes of the December 9, 2025, Planning Commission Meeting. AYES: Brazda, Fisher, Kulm, Opitz, Webster. NAYS: None. ABSTAIN: Chartier. Motion carried.

Agenda Item 5. Old Business: None.

Agenda Item 6. Public Hearings

A. Motion by Kulm, seconded by Chartier, to open a public hearing to consider an application for a final plat (Lot 1 and Outlots A and B, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing opened at 7:03 p.m.

Bradley Huyck, 10836 Old Mill Road, Omaha, Nebraska, representative of Thompson, Dreessen & Dorner, Inc. ("TD2"), developer's engineer, discussed the final plat. Huyck noted that this final plat is for Phase 1 of the project, which consists of 16 acres for Lot 1, the construction of 150th Street, the widening of Fairview Road, and the construction of the outfall sewer and SCCWWA sewer main that will run east of Highway 50. Huyck indicated that Lot 1 will contain a 300,000 square foot warehouse building.

No questions or comments were made.

Motion by Opitz, seconded by Brazda, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 7:06 p.m.

B. Motion by Chartier, seconded by Kulm, to open a public hearing to consider an application for a final plat (Lots 1-94 and Outlots A-G, Spring View (moving forward will be Springview)) filed by McCune Development, subdivider, and MDC PMG LLC, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132nd Street & Pflug Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing opened at 7:07 p.m.

Joe Flaxbeard, 14710 West Dodge Road, Suite 100, Omaha, Nebraska, representative of Lamp Rynearson, developer's engineer, discussed the final plat. Flaxbeard stated that they have coordinated with city staff on the final plat and that the final plat is consistent with what was presented in the preliminary plat. Flaxbeard also noted that there are ongoing conversations with Sarpy County regarding Pflug Road and 132nd Street improvements. He noted that he has also been working with SCCWWA regarding plans for sewer improvements for the development.

Opitz questioned who will be responsible for improvements to 132nd Street. Kathleen Gottsch, City Administrator, stated that a Road Agreement between the developer and Sarpy County will be an exhibit to the City's Subdivision Agreement. Flaxbeard also noted that improvements to Pflug Road will happen first, followed by improvements to 132nd Street.

No other questions or comments were made.

Motion by Brazda, seconded by Webster, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 7:10 p.m.

- C.** Motion by Brazda, seconded by Webster, to open a public hearing to consider an application for a request for zone change requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) filed by Belcaro Development LLC, 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing opened at 7:11 p.m.

Larry Jobeun, 11440 W. Center Road, Suite C, Omaha, Nebraska, representative of Fullenkamp, Jobeun, Johnson & Beller LLP, developer's attorney, discussed the development. Jobeun stated that the development will consist of 130 lots and 10 outlots. Jobeun noted that the 10 lots in the northwest corner of the development will be villas, with an average price of \$550,000 each. He then indicated that the 18 lots to the south of the villa lots will be fourplexes, with an average price of \$325,000-\$375,000 for each unit. Jobeun stated that the remaining 100 residential lots are for single-family homes, which will have an average price of \$700,000 each. Jobeun noted that the two large lots in the northeast corner will be for commercial and/or retail buildings. He also indicated that 8 of the 10 outlots are for trails, greenspace, and a pocket park, with the remaining 2 outlots for drainage.

Jobeun then stated that a traffic study is currently underway and will be completed before final plat submittal. Jobeun indicated that N. 10th Street is currently planned as a right in/right out, while N. 8th Street is currently planned for full movement.

Opitz stated he is concerned with drainage in the northwest corner of the property, which is requested to be rezoned to BG – General Business District. Jobeun noted that drainage has been addressed by the drainage studies that have been completed. Jobeun also stated that the

Preliminary Plat that was submitted for the initial Springfield Pines (the “Pines”) development also planned for commercial development on the northwest corner.

Opitz asked what the anticipated completion date for the entire development would be. Jobeun stated that it depends on the market. Gottsch noted that the Pines development had 128 single-family lots and that development started in 2016. As of today, there is one remaining empty lot. The last couple of permits were just issued in 2025. Huyck stated that house development is estimated to begin in the third quarter of 2027, and they estimate a five to eight year buildout.

Brazda asked if the widening of Platteview Road would extend from Highway 50 to 132nd Street. Jobeun noted that the widening would only extend upon project frontage. Huyck added that the widening would extend from N. 5th Avenue to 132nd Street.

Chartier asked how many stories the villas and fourplex units would be. Huyck confirmed two stories.

Opitz commented that he is concerned with empty lots. Jobeun acknowledged his concern but stated that the recently adopted Comprehensive Plan called for this type of growth. Opitz agreed and stated that development brings value to the city. Gottsch added that this development is in Phase 1 A of the Sewer Agency, which is slated to be developed now; no boundary adjustments are necessary.

Brazda asked about the number of business fronts that are anticipated in this development. Jobeun stated that it depends on the market and noted that they currently do not have any lined up. Opitz asked what types of businesses are expected in this development. Jobeun indicated that he anticipates businesses such as daycares, restaurants, banks, dry cleaners, gyms, etc., would be attracted to this area.

Brazda noted that there is currently a four-way stop at the intersection of Platteview Road and 132nd Street. He asked if a stoplight is planned at the intersection. Gottsch stated that a stoplight is planned; however, the intersection is under Sarpy County jurisdiction. Gottsch noted that a traffic study has been completed, and a roundabout was proposed instead of a stoplight. Gottsch indicated that a public hearing to discuss the proposed roundabout will be held later this spring. Opitz asked if the roundabout would be constructed before the expressway. Gottsch stated that yes, the intersection would be constructed first but indicated that this intersection and the proposed expressway are two separate, unrelated projects.

Roger McCauley, 695 N. 6th Street, Springfield, Nebraska, asked about Outlot A on the west side of the development. He wanted to understand what would happen to water as he is concerned with mosquitos. Huyck noted that Outlot A is a detention basin, not a retention basin. Huyck stated that the area will be dry except during a large rain event. He noted that during a large rain event, the basin will fill with water, but the water will slowly be released over 24-48 hours.

Brazda asked about safety features around the detention basin. Huyck noted that there will not be a fence around the basin as the area needs to be accessible for maintenance; however, it will be buffered with landscaping. Huyck also indicated that there will be a trail between the houses and the detention basin.

Deb Christiansen, 625 N. 10th Avenue, Springfield, Nebraska voiced her concern over adding so many people and impacts to the Springfield schools. Gottsch stated that the school district is aware of all development applications. Gottsch indicated that the school is concerned about phasing but noted that the district has a strategic plan. Gottsch stated that the first step is to go out for bond this spring for a new elementary school, which will be located at 72nd Street and Capehart Road in the City of Papillion's jurisdiction. She noted that the bond will include security improvements to combine the Junior and Senior High Schools as well as add new educational classroom spaces. Gottsch also touched on enrollment figures including the number of opt-ins to the district. Gottsch encouraged residents to reach out to the school with specific questions about their strategic plan.

Gottsch mentioned the new sewer system, which just opened a year ago. She indicated that the system currently has capacity but noted that capacity will be finite so there will be a limit to development.

Christiansen asked if the current homeowner's association ("HOA") for the Pines will be combined with the new development. Jobeun stated that the development will be a stand-alone development so it will have its own covenants and HOA; however, Jobeun indicated that they may work together.

Kurt Mitchell, 1432 Ridge Court, Aurora, Nebraska, property owner in Springfield, Nebraska, asked where the slowly released water from the detention basin will go. Huyck stated that the existing subdivision to the west of the planned development has a storm sewer to which the detention basin will connect.

Ashley Schieber, 840 N. 11th Circle, Springfield, Nebraska, asked if the drainage study takes into consideration current drainage. Huyck noted that runoff is pushed towards a basin and that this development will connect to existing basins. Schieber then asked about what accommodation would be made for noise, lighting, and safety specifically relating to the commercial lots that would be directly north of her property. Gottsch noted that development will need to meet buffer, landscaping, and noise regulations before any building permit will be issued.

Rich Woodson, 820 N. 11th Circle, Springfield, Nebraska, asked what will be done to make sure that the new detention basin is built right the first time as the east detention basin backs up to Woodson's property. Huyke stated that a pipe will be inserted to get water to the basin.

Mitchell asked if Platteview Road will be widened on both the north and south sides or just one side. Huyck stated that six feet will be added to both sides. The development is also granting an additional 17-feet in right-of-way. Huyck also noted that the additional six feet on both sides will be curbed and guttered.

Mike Zimmerman, 780 Elm Street, Springfield, Nebraska, asked if there would be storm drains on all streets going in. Huyck stated that storm drains will be placed throughout. He said there are 30-40 drains. Zimmerman asked if apartments are planned on top of the businesses to be constructed on Lots 1 and 2. Gottsch stated no. Zimmerman asked if the developer will also be the home builder or if lots will be available to various builders. Joe Gomez, 7520 S. 95th Street, Omaha, Nebraska, developer, noted that two to four builders will be selected for all lots including villas.

Ken Miller, 635 N. 10th Avenue, Springfield, Nebraska, asked if the builders would be national tract home builders such as D.R. Horton. Gomez stated that there will be no tract builders; they will be semi-custom builders. Jobeun stated that architectural control will be spelled out in the covenants. Jobeun noted that with an average cost of \$700,000, the homes will be upper end, high scale; however, builders will have to follow design guidelines (e.g., brick or stone on the front, no two the same side-by-side, etc.).

Lindsee Fryatt, 430 N. 10th Avenue, Springfield, Nebraska, asked for the definition of villa. Huyck stated that they will be 40-45-foot-wide lots with a zero-entry structure. Huyck noted that they will be narrower than a standard single-family home lot, which is typically 60 feet wide. Fryatt voiced her concern for the potential number of families and how it may affect the school class sizes. She noted that she loves the school and district and indicated that is what drew her family to Springfield seven years ago. Fryatt asked what the rationale was behind more homes on the land. Jobeun noted that the initial plans for this area submitted in 2015 contained multi-family apartments, so this plan is not as high density as initially approved.

Ali Roenfeldt, 915 Elm Circle, Springfield, Nebraska, indicated she is a residential appraiser. Roenfeldt stated the villas provide for a need that is currently not addressed in Springfield. She also noted that the planned development has good mixed use to address needs.

Tyler Morgan, 925 N. 5th Avenue, Springfield, Nebraska, asked about the grade level between the detention basin on the northwest side of the development and the homes on the east side of N. 5th Avenue as he was worried about flooding. Huyck stated there will be a 1-2% slope and the detention basin will sit below the homes. Huyck also noted that they will connect to the existing storm sewer.

Rikki Lieberth, 660 Elm Street, Springfield, Nebraska, asked if there would be a buffer behind the houses as her house backs up to the southwest corner of the planned development area and she stated she has been maintaining the area behind her house for years. Gottsch stated that the developer has the right to subdivide as they choose and they may or may not buffer between residents. Gomez stated that he is trying to tree line as much as possible and is open to adding more green space or trees near side yards such as Lieberth's. Lieberth then asked if Gomez had any examples of prior areas he has developed. Gomez stated he has developed in Florida and Nebraska. He also noted that he will be scheduling an open house this spring at which he will have renderings of the development. Lieberth voiced her concerns too over the possible impact to schools noting that between the three planned developments, there would be about 300 single-family homes.

Judy Schiebel, 700 N. 6th Street, Springfield, Nebraska, noted that she moved to Springfield nine years ago. She stated that she heard years ago that a retirement home was going to go in as part of the initial plans of the Pines development. Gottsch stated that an application to build a retirement home has never been submitted; however, she did reiterate that a retirement home, independent living, and/or assisted living facilities are true needs in Springfield. Gottsch also noted that with growth comes other options and amenities, and Gottsch stated that the villas are a great start. Christiansen asked if the current planned development is zoned for such facility. Gottsch stated that the plan for such facility would be up to the developer. Brazda asked if Lot 1 or Lot 2 in the planned development could be used for such facility. Jeff Ray, 1212 N. 185th Street, Elkhorn, Nebraska, city planner, stated that Lot 1 or Lot 2 could not be used for such facility.

Fryatt noted some concerns with the Pines development that she hopes the 132 Platteview developer will take into consideration. Gottsch stated that the city reviews every development to determine if changes need to be made. Gottsch noted that the city updated its Comprehensive Plan in May of 2025 and also has new stormwater regulations, which were not on the books in 2016 when the Pines was developed. Fryatt mentioned that there is a curved median near her property that is supposed to slow down traffic; however, cars do not slow down. Gomez stated that there is only one median planned, and it would be located at the entry to the development. Gottsch stated that a median is meant to slow down traffic similar to the purpose of the bump outs on 2nd and Main Streets. Fryatt stated that people drive too fast through the neighborhood, and she noted that speedbumps need to be installed in the neighborhood. Jobeun noted that the SID does not have control over streets, speedbumps, speed controls, or even no parking signs. He stated the Pines SID would have to contact Sarpy County to request a traffic study.

Schieber noted that her property is in close proximity to the planned construction area and she wanted to know who to contact should there be any damage to her property. Jobeun stated that the property owner should contact the head of the SID. Gomez indicated he will communicate with the Pines SID.

Christiansen asked if the villas and fourplexes will have off-street parking or garages. Huyck stated that the villas will have a driveway and garage and the fourplexes will have a two-car garage and driveway. Huyck noted that there should not be a need for any additional on-street parking. Christiansen also asked if the water system has been upgraded to handle the new developments. Gottsch stated the city installed a new well about a year ago. The reports on the new well show that the quality is good and the city has adequate water supply. Gottsch also noted that the city has been planning for the construction of a new water tower for a few years.

Woodson voiced his concern for the capacity of the fire department with all three developments. Gottsch stated that the Springfield Fire Chief has been informed of all developments and has reviewed each plan. The Fire Chief has not had any comments except regarding the location of the fire hydrants. Gottsch also noted that the Springfield Volunteer Fire Department has mutual aid agreements with other fire departments in Sarpy County.

No further questions or comments were made.

Motion by Brazda, seconded by Opitz, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 8:11 p.m.

- D.** Motion by Kulm, seconded by Chartier, to open a public hearing to consider an application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview), filed by Belcaro Development LLC, 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing opened at 8:12 p.m.

No additional questions or comments were made on the proposed project other than what was discussed during agenda item **6 C.** above.

Motion by Brazda, seconded by Chartier to close public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Public hearing closed at 8:12 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 a final plat (Lot 1 and Outlots A and B, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the East One-Half of the Northwest Quarter of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- B.** Motion by Kulm, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for a final plat (Lots 1-94 and Outlots A-G, Spring View (moving forward will be Springview)) filed by McCune Development, subdivider, and MDC PMG LLC, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132nd Street & Pflug Road, Springfield, NE 68059. AYES: Brazda, 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 request for zone change filed by Belcaro Development LLC, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- D.** Motion by Kulm, seconded by Chartier, to recommend approval, subject to staff recommendations, of an application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview), filed by Belcaro Development LLC, 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.
- E.** Jake Seid, Sightline Planning, Chicago, Illinois, and Jeff Ray, Ray Planning Solutions, Elkhorn, Nebraska, gave a presentation to kick-off the Zoning and Subdivision Ordinance update. The Zoning and Subdivision Regulation Ordinances need to be updated since the city updated the Comprehensive Plan in May of 2025. Similar to the Comprehensive Plan, the Zoning and Subdivision Regulation Ordinances are “living” documents and must be updated regularly.

Prior to the Planning Commission meeting, Seid and Ray held a kick-off meeting earlier that day with the City Administrator, City Engineer, City Attorney, and Building Permit Tech. Seid and Ray will review and analyze the current ordinances, as well as gather suggestions from city staff and Planning Commission members. Based on comments, Seid and Ray will create a recommendations report. Upon approval of the recommendations report, Seid and Ray will begin drafting the ordinance changes. The ordinance changes will be reviewed by the public prior to adoption. The entire project is expected to take approximately eight months.

Brazda excused himself at 8:43 p.m. and returned at 8:48 p.m.

Kulm excused himself at 8:49 p.m. and returned at 8:51 p.m.

Overall, Seid and Ray strive to make the updated ordinances easier to read and understand with updated charts and illustrations but still ensuring that they are legally sound.

Agenda Item 8. Reports and Recommendations: None.

Agenda Item 9. Motion by Webster, seconded by Brazda, to adjourn. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Meeting adjourned at 9:00 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 January 13, 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

Kyle Fisher, Planning Commission Chairman

Date

Ember Davis, Planning Commission Clerk

Date