



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, June 9, 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 May 12, 2026, Planning Commission Meeting
5. Old Business
6. Public Hearings
 - A. Applications filed by St. Joseph Catholic Church, owner, requesting the following items (i, ii, iii, and iv) all on property legally described as Lots 1, 2, and 3, St. Joseph Addition to the City of Springfield, Sarpy County, Nebraska, consisting of approximately 16.93 acres, more or less, and generally located south of Main Street from 9th Street to 132nd Street
 - i. Vacation of Plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786
 - ii. Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska
 - iii. Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - iv. Final Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - B. Application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses

- C. Application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
- 7. New Business
 - A. Application filed by St. Joseph Catholic Church, owner, to vacate the plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786
 - B. Application filed by St. Joseph Catholic Church, owner, for a Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska
 - C. Application filed by St. Joseph Catholic Church, owner, for Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - D. Application filed by St. Joseph Catholic Church, owner, for Final Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - E. Application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
 - F. Application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses
- 8. Reports and Recommendations
- 9. Adjournment

PLANNING COMMISSION MINUTES
June 9, 2026

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

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

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

Agenda Item 4. Motion by Opitz, seconded by Brazda, to approve minutes of the May 12, 2026, Planning Commission Meeting. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. 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 7:03 p.m. to consider applications filed by St. Joseph Catholic Church, owner, requesting the following items (i, ii, iii, and iv) all on property legally described as Lots 1, 2, and 3, St. Joseph Addition to the City of Springfield, Sarpy County, Nebraska, consisting of approximately 16.93 acres, more or less, and generally located south of Main Street from 9th Street to 132nd Street
- i. Vacation of Plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786
 - ii. Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast $\frac{1}{4}$ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska
 - iii. Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition
 - iv. Final Plat for Lots 1 & 2, St. Joseph 2nd Addition

Opitz asked what the purpose was for the requested Zone Change from AR to R87 since a rectory is allowed in both. Kathleen Gottsch, City Administrator, stated that the lot lines are moving, so the request for Zone Change is so that the new lots will coincide with the Comprehensive Plan. Tom Welsh, 9144 S. 147th Street, Omaha, Nebraska, representative of St. Joseph's Catholic Church, noted that they are moving the lot lines for future growth plans for the church. Welsh also indicated that they are adding a lot to the south for a new rectory. Gottsch clarified that the current rectory will be demolished. Gottsch also stated that the building aesthetics of the new rectory will be similar to homes in the Southcrest II subdivision.

No further questions or comments were made.

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

- B. A Public Hearing of the Springfield Planning Commission was opened at 7:07 p.m. to consider an application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses.

Gottsch explained that the city's new comprehensive plan now allows ancillary warehouse and distribution facilities when incorporated into a master planned site in the Business Park Future Land Use category. She also noted that the plan does not allow data centers in this category. Gottsch stated that professional staff is working on broader changes to the entire zoning districts as part of the zoning ordinance update which is slated for completion this fall. She indicated that the reason for this application now is to coincide with Scannell's proposed Business Park development at the southeast corner of Hwy 50 and Capehart Road. Gottsch noted that the text amendment will temporarily permit office complexes with ancillary warehouse and distribution facilities as conditional uses until the zoning ordinance update has been adopted.

Opitz questioned what "ancillary warehouse" meant as he said that residents do not want to see parked semi-trucks. Gottsch noted that the city would restrict the design, which would include items such as no outside storage, as well as building design. Gottsch also stated that Claas is a good example of an ancillary warehouse; the office is in the front of the building with the warehouse/storage in the back. Brazda asked if outside storage would include trailers. Gottsch stated they would not be allowed along highway frontage. Brazda also asked about sun glare if the front of the building is all glass. Gottsch stated that the glass would probably have a coating or be tinted. She also explained that the submitted plan shows that a berm will be built along highway frontage, so the glare would not be at street level.

No further questions or comments were made.

Motion by Brazda, seconded by Peplow, to close the public hearing. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried. Public hearing closed at 7:13 p.m.

- C. A Public Hearing of the Springfield Planning Commission was opened at 7:14 p.m. to consider an application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses.

Gottsch stated that the city's new comprehensive plan allows for data centers in the Industrial Future Land Use category. Since data centers are being removed from the Business Park Zoning District, this application was filed so that data centers are listed in our current zoning ordinance. Gottsch also noted that information

regarding maximum height was also copied from the Business Park Zoning District as the height parameters were implemented for data centers.

Gottsch indicated that the city reached out to Meta and informed them of this change of zoning and noted that this change will not modify their use. Brazda asked if Meta wants to build on the east side of Hwy 50. Gottsch stated that initially they did, but the city did not want data centers on the east side of the highway. Gottsch noted that Meta purchased additional land on the west side of the highway based on this decision.

No further questions or comments were made.

Motion by Opitz, seconded by Kulm, to close the public hearing. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried. Public hearing closed at 7:15 p.m.

Agenda Item 7. New Business

- A. Motion by Kulm, seconded by Peplow, to recommend approval of an application filed by St. Joseph Catholic Church, owner, to vacate the plat for Lots 1, 2 and 3, St. Joseph Addition, except for the right-of-way dedicated for Main Street and 132nd Street, that was filed with the Sarpy County Register of Deeds on August 21, 2013, via Instrument No. 2013-26786. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.
- B. Motion by Peplow, seconded by Opitz, to recommend approval of an application filed by St. Joseph Catholic Church, owner, for a Zone Change from AR (Agricultural Residential) and R87 (Single-Family Residential District) to R87 (Single-Family Residential District) on newly created Lots 1 & 2 and AR (Agricultural Residential) on Part of Tax Lot 37A1A1B1B in the Southeast ¼ of Section 24, Township 13, Range 11 East of the 6th P.M., Sarpy County, Nebraska. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.
- C. Motion by Kulm, seconded by Opitz, to recommend approval, subject to staff recommendations, of an application filed by St. Joseph Catholic Church, owner, for a Preliminary Plat for Lots 1 & 2, St. Joseph 2nd Addition. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.
- D. Motion by Peplow, seconded by Brazda, to recommend approval, subject to staff recommendations, of an application filed by St. Joseph Catholic Church, owner, for a Final Plat for Lots 1 & 2, St. Joseph 2nd Addition. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.

- E. Motion by Kulm, seconded by Peplow, to recommend approval of an application filed by the City of Springfield, Nebraska to amend Section 5.18 BP Business Park District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.
- F. Motion by Opitz, seconded by Peplow, to recommend approval of an application filed by the City of Springfield, Nebraska to amend Section 5.19 LI Light Industrial District of the Springfield Zoning Ordinance to revise Subsection B Permitted Uses and Subsection C Permitted Conditional Uses. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried.

Agenda Item 8. Reports and Recommendations

Gottsch stated that Jeff Ray and Jake Seid are moving along with the Zoning Ordinance and Subdivision Regulations update.

Agenda Item 9. Motion by Kulm, seconded by Opitz, to adjourn. AYES: Brazda, Fisher, Kulm, Opitz, Peplow. NAYS: None. Motion carried. Meeting adjourned at 7:20 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 June 9, 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