



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, May 12, 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 April 14, 2026, Planning Commission Meeting
5. Old Business
6. Public Hearings
7. New Business
 - A. Steering committee meeting to review the Recommendations Report 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

May 12, 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, Jerry Webster. ABSENT: Elizabeth Chartier, Sue Peplow.

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

Agenda Item 4. Motion by Opitz, seconded by Webster, to approve minutes of the April 14, 2026, Planning Commission Meeting. AYES: Brazda, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried.

Agenda Item 5. Old Business: None.

Agenda Item 6. Public Hearings: None.

Agenda Item 7. New Business

- A.** Jake Seid, Sightline Planning, Chicago, Illinois, and Jeff Ray, Ray Planning Solutions, Elkhorn, Nebraska, reviewed their Recommendations Report on the update to the city's Zoning Ordinance and Subdivision Regulations. The purpose of the Recommendations Report is to provide the City with initial recommendations as a point of discussion before the drafting process begins. Seid stated that since the kick-off meeting in January, both he and Ray have met with city staff, as well as developers and community stakeholders, to evaluate the effectiveness of the city's existing regulations and identify areas for improvement.

Seid explained that the Zoning Ordinance will be reorganized for cohesiveness and greater ease of use. Similar regulatory requirements will be consolidated, and new and updated tables and illustrations will be incorporated.

Brazda asked if the revised code would affect projects that are currently in progress. Seid stated that the updated code will only affect projects received after the updates have been adopted by City Council. Ray added that the date of a project is the day an application is received, so if an application is received "today," but not approved until after the updates have been adopted, the project would fall under our current ordinances. Seid added; however, that developers are aware of the pending update and they can choose to delay submission until after the updates have been adopted. Kathleen Gottsch, City Administrator, also added that the residential developments that are currently in progress will fit into the updated regulations even though they applied prior to the updates being implemented.

Seid stated that the Zoning Districts, design, and use regulations in the updated ordinances will follow the vision in the Comprehensive Plan adopted in May, 2025. For example, instead of the Zoning District name being based on the minimum square footage of the lot (e.g., R87), it will be updated to be R-1 Lower-Density Residential. Additionally, information in the current Overlay District Zoning Districts will be embedded in base zoning. Seid also noted that the goal of the updated Zoning Ordinance is to modernize zoning standards for residential zoning districts and improve design requirements so as to allow various housing choices but still keep the character of the town.

Seid also stated that the updated ordinances will leverage the many benefits of better landscape requirements, as well as ensure the requirements incorporate native species, sustainable design, and tree protection.

Seid noted that the Subdivision Regulations do not require a major overhaul. However, the updated subdivision standards will help implement the City's Comprehensive Plan by strengthening connectivity between neighborhoods, including pedestrian and bicycle connections, and by limiting cul-de-sacs to promote greater connections within the street network. The update can also refine the City's requirements and incentives for parkland set asides and trail/greenway linkages, ensuring that future growth contributes to parks and recreation opportunities that serve both new and existing neighborhoods.

Agenda Item 8. Reports and Recommendations: None.

Agenda Item 9. Motion by Webster, seconded by Brazda, to adjourn. AYES: Brazda, Fisher, Kulm, Opitz, Webster. NAYS: None. Motion carried. Meeting adjourned at 8:13 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 May 12, 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