SPRINGFIELD
NEBRASKA

PLANNING COMMISSION MEETING
Tuesday, October 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 September 8, 2026, Planning Commission Meeting

5. Old Business

6. Public Hearings

   A. An application filed by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, for a conditional use permit renewal to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.11 acres, and generally located at 13605 Fairview Road

   B. An application filed by Tribedo LLC, applicant and owner, for a conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as part of 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 14.92 acres (preliminary plat Lot 4, Springfield Industrial); this parcel is generally located at the southwest corner of 150th Street & Fairview Road

   C. An application filed by Scannell Properties #829 LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, for a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park and legally described as Lot 1, Springfield Gateway Park, being a platting of the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County,

Nebraska, consisting of approximately 22.365 acres, and generally located at the southeast corner of 144th Street (Hwy 50) & Gateway Drive

D. An application filed by Springfield Landing, LLC, subdivider and owner, for a preliminary plat for Lots 1-4 and Outlots X-Z, Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street & Pflug Road

E. Applications filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, requesting the following items (i and ii) on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County Nebraska consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059:

i. Change of zoning classification from AR Agriculture Residential District to R50 Two-Family Residential District for Lots 1-559 and Outlots A-N and MU Mixed Use District for Lot 560
ii. Preliminary plat for Lots 1-560 and Outlots A – N, Fairmont

7. New Business

A. An application filed by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, for a conditional use permit renewal to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.11 acres, and generally located at 13605 Fairview Road

B. An application filed by Tribedo LLC, applicant and owner, for a conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as part of 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 14.92 acres (preliminary plat Lot 4, Springfield Industrial); this parcel is generally located at the southwest corner of 150th Street & Fairview Road

C. An application filed by Scannell Properties #829 LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, for a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park and legally described as Lot 1, Springfield Gateway Park, being a platting of the West One-Half of the Northwest Quarter

of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 22.365 acres, and generally located at the southeast corner of 144th Street (Hwy 50) & Gateway Drive

D. An application filed by Springfield Landing, LLC, subdivider and owner, for a preliminary plat for Lots 1-4 and Outlots X-Z, Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street & Pflug Road

E. An application filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from AR Agriculture Residential District to R50 Two-Family Residential District for Lots 1-559 and Outlots A-N and MU Mixed Use District for Lot 560 on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County Nebraska consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059

F. An application filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, for a preliminary plat (Lots 1-560 and Outlots A – N, Fairmont) on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County Nebraska consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
October 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, Sue Peplow, Jerry Webster. ABSENT: None.

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

Agenda Item 4. Approval of the minutes from the September 8, 2026, Planning Commission Meeting were postponed to the next scheduled meeting.

Agenda Item 5. Old Business: None.

Agenda Item 6. Public Hearings

A. A Public Hearing of the Springfield Planning Commission was opened at 7:02 p.m. to consider an application filed by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, for a conditional use permit renewal to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.11 acres, and generally located at 13605 Fairview Road.

Jeff Ray, Ray Planning Solutions, Elkhorn, Nebraska (city planner), stated that this application is for a renewal of the Conditional Use Permit originally issued on October 5, 2021. Ray noted that complaints were received from a neighboring property owner in November 2025 regarding extended hours of operation, noise, light pollution, and the removal of trees. Ray indicated that he, along with the City Attorney and City Administrator, met with representatives of Lyman-Richey on October 9 to discuss the complaints, current city zoning regulations regarding noise, vibration, and air quality, and potential modifications to the language in the Conditional Use Permit. Ray stated that the permit language will be updated to prohibit operations on Sundays and to limit occasional extended hours to 8:00 p.m., Monday – Friday from April through November. Operations outside the approved hours may be permitted on a limited basis for specific business demands, subject to City approval. In such cases, the Owner/Applicant must provide both the City and adjacent property owners with at least 24 hours advance notice via email. Lastly, Ray noted that Sarpy County Public Works requested that Lyman-Richey contact them to determine dust control requirements.

Matthew Cone, 2625 S 158th Plaza, Omaha, Nebraska, representative of Lyman-Richey Corporation, addressed the noise and screening complaints. He stated that the noise issues stemmed from a contractor operating outside the terms of the Conditional Use Permit, noting that the contractor was terminated immediately upon discovery of the violation. To resolve the screening complaint following previous tree removal, Cone reported that 12 trees had been planted over the last 6 months. He added that upon receipt of the complaint letter, Gary Loyd, Operations Manager at Ready Mixed Concrete, spoke directly with the neighbor, and horn signaling has since been eliminated. Regarding compliance, Cone outlined the corporation's active regulations and audit protocols. He noted that dust emissions and air quality are strictly regulated by the Nebraska Department of Environment and Energy (“NDEE”). Additionally, the company performs quarterly internal audits covering environmental

factors, hazardous materials, waste management, and stormwater prevention plans. Cone confirmed that they hold all required permits, highlighted that they recently achieved the "gold standard" on their internal audit, and expressed willingness to share any of this information as needed.

Roger Stoakes, 2625 S 158th Plaza, Omaha, Nebraska, representative of Lyman-Richey Corporation, added that this batch plant is a seasonal plant and is used as needed. Stoakes noted that this plant is not used for interstate projects; it is only used for local projects. Webster inquired how many days the batch plant had been used within the past year. Stoakes stated it was operated for approximately two months for a project south of town, noting that there are currently no projects planned for the plant at this time.

Jerry Prazan, 13517 Fairview Road, Springfield, Nebraska, owner of an adjacent property east of the plant, stated that the batch plant had not operated for 25 years. He noted that during its two months of operation, it was constantly noisy, and a bright light shone all night, regardless of whether the plant was running.

Andria & Mike Lutz, 13701 Fairview Road, Springfield, Nebraska, owners of an adjacent property west of the plant, reported operating hours violations over four consecutive days from Saturday, November 8, through Tuesday, November 11, 2025. Mr. Lutz stated the plant operated during the following hours: Saturday from 6:00 a.m. to 7:00 p.m.; Sunday from 7:00 a.m. to 7:00 p.m.; Monday from 5:30 a.m. to 9:00 p.m.; and Tuesday from 6:00 a.m. to 7:30 p.m. He noted that the plant worked past 10:00 p.m. on a couple of occasions, prompting him to contact the police regarding local noise ordinance violations. Mr. Lutz also stated that Lyman-Richey removed mature trees on three sides of the property, which diminished the existing noise and light buffer. Mrs. Lutz submitted before-and-after photographs of the property. Additionally, Mr. Lutz expressed concerns regarding road dust and the health risks associated with silica dust, and Mrs. Lutz noted that they are unable to open their windows while the plant is operating.

Matt Mangelsen, 13385 Bluebird Court, Springfield, Nebraska, stated that his residence is approximately 400 yards north of the batch plant. Mangelsen inquired about the allowable decibel levels and the approval process for extending operating hours, expressing concern that adjacent property owners would not be proactively notified. Additionally, he raised objections regarding the health risks of silica dust to local children, questioning the city's potential liability and the long-term consequences. He suggested that more suitable locations exist for the batch plant. Finally, Mangelsen inquired about the future land use designation for the property, noting his belief that the temporary use period has expired.

Opitz inquired whether any of the adjacent property owners had talked with the site manager, or if they had only contacted the city. Cone noted that Gary Loyd talked to

the property owner after the complaint letter was received. Cone also noted that he is sickened to hear all of these complaints and would like E-Mail addresses and contact information for neighboring property owners so he can improve communications.

Additionally, Opitz inquired if the dust control measures requested by Sarpy County would address the silica dust as well. Cone noted that they had sprinklers on top of the concrete piles for dust suppression and stated that they held the required air permits from the state.

Brazda inquired about the location of the nearest Ready Mixed Concrete batch plant. Stoakes noted Bellevue or Papillion, adding that a previous plant near 148th Street & Chandler Road had closed. Brazda then inquired if this plant is needed. Stoakes stated that proximity to the job site is critical, particularly given current diesel prices. Lutz noted that Platte River Concrete Company located near Sapp Brothers near 144th Street and I-80, operates in an industrial area and it is enclosed in tin, which helps control noise.

Brazda inquired if there was a system in place to issue fines for violations. Ray stated that the current process is complaint-based. Complaints are reported to the Planning Commission, and the Council then reviews the information to determine if they want to revoke the permit. Ray also noted that the language in the current Conditional Use Permit is ambiguous, which is why it will be tightened in the updated version. Fisher noted that notifying adjacent property owners prior to exceeding hours does not resolve complaints regarding noise, dust, and lights. Brazda then asked if the city could reject a request for extended hours. Ray stated that City Administrator, Kathleen Gottsch, also serves as the Zoning Administrator and would determine if the request would be approved. If approved, that information would be relayed to the five adjacent property owners identified in the proposed language. Cone added that he hopes for better communication with property owners.

Chartier asked for more information regarding the lighting at the batch plant. Cone explained that a tower light remains on 24 hours a day for security purposes but agreed to investigate alternative options. Lutz noted that the removal of trees had increased the visibility and impact of the light.

Brad Witt, 450 S 6th Street, Springfield, Nebraska, stated that the language in the new Conditional Use Permit needs to be limited and specific. He suggested determining how often is reasonable to exceed normal hours (e.g., once a week, twice a month, etc.) and imposing a fine if those limits are exceeded.

Lindsey Musselmann, 13410 Fairview Road, Springfield, Nebraska, stated that she does not live on one of the identified adjacent properties; however, she echoed

previous concerns about noise. She also expressed her opinion that the permit should be denied.

Lisa Roseland, 215 N 7th Street, Springfield, Nebraska, stated that the plant was there before there were any houses. She noted that the plant has been there for over 40 years, but it was inoperable Roseland noted that the first house was built in the area in 1981. Mike Lutz inquired if the company had a permit prior to the one issued five years ago. Ray stated the Conditional Use Permit issued five years ago was the first.

Ray answered previously raised questions, noting that the City noise standard is 80 decibels and the future land use designation for the subject property is low-density residential. Prazan clarified that the 80-decibel limit is a constant threshold rather than an intermittent sound. Mangelsen provided context, stating that an 80-decibel noise level is roughly equivalent to the sound of a Shop Vac.

No further questions or comments were made.

Motion by Webster, seconded by Peplow, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 7:54 p.m.

B. A Public Hearing of the Springfield Planning Commission was opened at 7:55 p.m. to consider an application filed by Tribedo LLC, applicant and owner, for a conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as part of 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 14.92 acres (preliminary plat Lot 4, Springfield Industrial); this parcel is generally located at the southwest corner of 150th Street & Fairview Road.

Ray stated the plant will be located on part of the southern lot of the property that was already approved on the preliminary plat for Springfield Industrial and on which the Planning Commission recommended approval on the final plat. Ray noted that the facility is intended to support construction of improvements associated with the adjacent development.

Brad Huyck, 10836 Old Mill Road, Omaha, Nebraska, representative of Thompson, Dreessen & Dorner, Inc. ("TD2"), developer's engineer, stated that the future land use of the property is Industrial. Huyck also noted that the Sarpy County landfill is located to the west of the property; a data center is to the north, and the area to the south is currently undeveloped; however, it too is designated as industrial on the City's future land use map. Huyck stated that Fairview Road is paved, and the roads within this development will be paved.

Mike Lutz inquired where the closest house is located. Arun Agarwal, 10404 Essex Court, Suite 101, Omaha, Nebraska, owner of the property, stated that the closest house is at least a half mile away, but may be further. Agarwal also noted that he has a similar plant in Bennington that has been there for nine years, and he has not received any complaints.

No further questions or comments were made.

Motion by Webster, seconded by Peplow, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 8:02 p.m.

C. A Public Hearing of the Springfield Planning Commission was opened at 8:03 p.m. to consider an application filed by Scannell Properties #829 LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, for a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park and legally described as Lot 1, Springfield Gateway Park, being a platting of the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 22.365 acres, and generally located at the southeast corner of 144th Street (Hwy 50) & Gateway Drive.

Ray stated that professional staff continues to work on updates to the Zoning regulations, which are anticipated to be completed this winter. Ray added that the applicant has complied with design aesthetics. Fisher asked if the design would comply with the future regulations. Ray stated that they will.

No further questions or comments were made.

Motion by Webster, seconded by Opitz, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 8:08 p.m.

D. A Public Hearing of the Springfield Planning Commission was opened at 8:09 p.m. to consider an application filed by Springfield Landing, LLC, subdivider and owner, for a preliminary plat for Lots 1-4 and Outlots X-Z, Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street & Pflug Road.

Ray stated that the applicant received a copy of the professional staff comments and is working to address them.

Sam Tomek, 11850 Nicholas Street, Suite 110, Omaha, Nebraska, representative of Snyder & Associates, developer's engineer, stated that the project will be located at the northwest intersection of Pflug Road and South 6th Street and will have four light industrial lots and three outlots.

No further questions or comments were made.

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

E. A Public Hearing of the Springfield Planning Commission was opened at 8:11 p.m. to consider applications filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, requesting the following items (i and ii) on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County Nebraska consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059; (i) change of zoning classification from AR Agriculture Residential District to R50 Two-Family Residential District for Lots 1-559 and Outlots A-N and MU Mixed Use District for Lot 560 and (ii) preliminary plat for Lots 1-560 and Outlots A – N, Fairmont

Ray stated that the parcel of land for this development is just over 154 acres. Ray noted that the future land use for this area is low-density residential ("LDR"), which allows one to three dwelling units per acre. He explained that while the current plat exceeded the LDR allowable units, the calculation in the staff report was incorrect. Ray clarified that the proposed plat reflected an excess of 117 dwelling units beyond the permitted zoning density. Additionally, he noted that the plat did not currently contain a neighborhood park, which is required under the Comprehensive Plan. Ray also stated that there are street concerns with the plan related to the block lengths. Ray concluded that while the current plat is non-conforming, he requested that the Planning Commission hold the public hearing so that the applicant and their representatives could hear the feedback.

Gene Graves, 3803 N 153rd Street, Omaha, Nebraska, subdivider, noted that he was the developer on the Springfield Pines subdivision and stated he has over 30 years of experience with developments in Omaha, Gretna, Papillion, and Springfield. Graves concurred that changes need to be made but wanted to assure the community that the entire buildout is projected at 10 years once approved.

Larry Jobeun, 11440 W Center Road, Suite C, Omaha, Nebraska, representative of Fullenkamp, Jobeun, Johnson & Beller LLP, on behalf of the developer, reiterated the team's willingness to revise the plat. He noted that the current plan calculates to approximately four and a half dwelling units per acre, aligning with the medium-

density residential ("MDR") future land use designation. Jobeun stated that while an amendment to the Comprehensive Plan may be requested, they intend to review feedback from the Planning Commission and community before deciding their next steps. Brazda commented that he would rather see a plan that conforms to the LDR designation.

Laura Osborn, 12510 Main Street, Springfield, Nebraska, is a neighboring property owner, as well as President of the Springfield Community Foundation, a current committee member fundraising to build the new Springfield Community Pantry, and a real estate agent with Better Homes and Gardens Real Estate The Goodlife Group. Osborn noted that she also worked on the committee that provided recommendations for the City of Springfield's recently updated Comprehensive Plan and was the past President of the Springfield Business Association. Osborn stated that as an active community member, she was not against development or growth but wished to see Springfield grow intentionally. She noted that three new and pending residential developments in Springfield would add 298 dwellings at final buildout. Pointing out that the current Fairmont plat contains 559 dwellings, Osborn expressed concern regarding the potential burden on the school district and the impact on the town character. She concluded that the proposed development was too high-density for the vision of Springfield.

Robert Sheldahl, 985 N 5th Avenue, Springfield, Nebraska, stated that he and his family have lived in Springfield for 27 years, noting that his property backs up to the planned Springfield Highlands development. Sheldahl explained that he moved from downtown Omaha to Springfield so his children could experience a small-town environment. While he supports growth, Sheldahl expressed concern that the community is losing its small-town feel.

Collin Giff, 12330 Main Street, Springfield, Nebraska, is a neighbor to the proposed development. He stated that significant time and effort went into the Comprehensive Plan adopted on May 20, 2025, so the LDR designation should be enforced. Giff also voiced support for Ryan Saunders', Springfield Platteview Community Schools Superintendent, comments, agreeing that the city needs to allow infrastructure to catch up to the growth. Additionally, Giff expressed displeasure with D.R. Horton as a builder.

Jobeun reported on a conversation with Saunders about the anticipated phased buildout. Phase I is projected for a five-year buildout following one year of infrastructure construction, while Phase II is projected for five years following two years of infrastructure work. Jobeun noted the development does not constitute low-income housing, targeting a $400,000 price point that requires an approximate annual income of $117,000.

Jesse Wickwire, 480 Cedar Street, Springfield, Nebraska, stated he moved to Springfield from Millard four years ago to live in a small town. Wickwire expressed concern that local school class sizes would increase excessively due to the proposed development. Citing his ten years of experience in the construction industry, he raised concerns regarding the reputation and construction quality of D.R. Horton. Wickwire noted that the company has a history of class-action lawsuits and complaints related to home quality and construction site management. Wickwire concluded by suggesting that any new development should be open to multiple builders.

Marty Giff, 12330 Main Street, Springfield, Nebraska, is also a neighboring property owner. Giff voiced concerns regarding the need for increased fire and police services resulting from this development. He also stated that the development would cause a significant traffic increase on Platteview Road, which is already heavily used by trucks and students. While Giff stated he is not opposed to development in general, he believes this specific proposal is too dense. Additionally, he requested a substantial change to the grading, noting that the current drainage plan diverts water onto his property.

Jack Radermacher, 3930 S 147th Street, Omaha, Nebraska, representative of FoleyShald, developer's engineer, stated that detention basins must meet specific size and depth requirements. He noted that while the drainage study will need to be redone based on new plans, the peak flow under the current plan is acceptable to the east.

Katie Lenie, 1055 Hazel Lane, Springfield, Nebraska, stated she is opposed to this plan and to developers dictating the character of the town. Lenie also questioned if density is what is best for the city or if it is for maximum return to the developer. Lenie concluded by stating that growth is important; however, it needs to be thoughtful.

Tasha Schiebel, 704 Maple Street, Springfield, Nebraska, a member of the Springfield Community Foundation, stated she moved to Springfield from Bellevue in 2010 and noted that the children's experiences in the community are amazing. She reiterated previous statements that the future land use should remain LDR. Additionally, she suggested that because the developer of this planned project is the same as the developer for Springfield Pines, significant attention should be placed on drainage due to past issues in the Pines.

Morgan Kulm, 13501 Buffalo Road, Springfield, Nebraska, commended the city's development efforts. Kulm noted that as a home builder, he has purchased lots in both the new Springview and Springfield Highlands developments. He highlighted his use of local trade contractors to support the local economy. Conversely, Kulm expressed concern regarding D.R. Horton, stating that the company does nothing for the community and only benefits the property owner and itself.

No further questions or comments were made.

Motion by Peplow, seconded by Chartier, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 9:20 p.m.

Agenda Item 7. New Business

A. Motion by Kulm, seconded by Peplow, to recommend denial of an application filed by Ready Mixed Concrete, applicant, and Lyman-Richey Corporation, owner, for a conditional use permit renewal to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as Tax Lot F2, Section 13, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.11 acres, and generally located at 13605 Fairview Road.

Peplow commented that she has lived in Springfield for 50 years. Peplow stated that the key factor for her is non-compliance with the terms of the current agreement as attested to with the 15 violations over 2 months.

Kulm noted that he has lived in Springfield since 1979, and the concrete batch plant was already here but was not used until the past two years. Kulm stated that Ready Mixed Concrete is a huge company and he does not feel that they need to keep a relatively vacant plant that is used so sporadically.

AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

B. Motion by Kulm, seconded by Peplow, to recommend approval of an application filed by Tribedo LLC, applicant and owner, for a conditional use permit to operate a concrete construction batch plant on property zoned AR Agriculture Residential and legally described as part of 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 14.92 acres (preliminary plat Lot 4, Springfield Industrial), and generally located at the southwest corner of 150th Street & Fairview Road.

Kulm recommended that the period of the conditional use permit should be three (3) years.

Opitz noted that the updated language proposed in the Lyman-Richey conditional use permit should be incorporated into this conditional use permit as well.

AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

C. Motion by Webster, seconded by Brazda, to recommend approval of an application filed by Scannell Properties #829 LLC, applicant, and Alvin & Nancy Glesmann Trust, owner, for a conditional use permit to allow office complexes with ancillary warehouse and distribution facilities on property that will be zoned BP Business Park and legally described as Lot 1, Springfield Gateway Park, being a platting of the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 22.365 acres, and generally located at the southeast corner of 144th Street (Hwy 50) & Gateway Drive.

Kulm asked Ray what the recommended length of the conditional use permit should be since the reason for the application is due to the comprehensive updates to the zoning districts as part of the broader Zoning Ordinance update. Ray stated five (5) years is fine.

AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

D. Motion by Webster, seconded by Opitz, to recommend approval of an application filed by Springfield Landing, LLC, subdivider and owner, for a preliminary plat for Lots 1-4 and Outlots X-Z, Springfield Landing, on property legally described as the irregular easterly part of Tax Lot 18, in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street & Pflug Road. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

E. Motion by Fisher, seconded by Brazda, to table agenda item 7E, regarding an application for a change of zoning classification filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from AR Agriculture Residential District to R50 Two-Family Residential District for Lots 1-559 and Outlots A-N and MU Mixed Use District for Lot 560 on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059, until the applicant submits revised plans that align with the current Comprehensive Plan. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

F. Motion by Chartier, seconded by Peplow, to table agenda item 7F, regarding an application for a preliminary plant (Lots 1-560 and Outlots A-N, Fairmont) filed by Graves Development Resources, subdivider, and Gregory Mahloch, owner, on property legally described as the Northwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska consisting of approximately 154.17 acres, more or less, and generally located on the southeast corner of 132nd Street & Platteview Road, Springfield, NE 68059, until the applicant submits revised plans that align with the current Comprehensive Plan. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 8. Reports and Recommendations: None.

Agenda Item 9. Motion by Webster, seconded by Chartier, to adjourn. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Meeting adjourned at 9:43 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 October 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