SPRINGFIELD
NEBRASKA

PLANNING COMMISSION MEETING
Tuesday, September 8, 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 June 9, 2026, Planning Commission Meeting

5. Old Business

6. Public Hearings

   A. An application filed by Scannell Properties #829 LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, for a revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development) being a platting of the southern part of 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., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road

7. New Business

   A. An application filed by Scannell Properties #829 LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, for a revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development) being a platting of the southern part of 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., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road

B. A request from Heimes Corporation, subdivider, and Springfield 47 LLC, owner, for a twelve (12) month extension of the Preliminary Plat approval for Lots 1-8 and Outlot A, South Springfield Industrial Park, of a subdivision located on Tax Lot 3A1 Excluding the Irregular Easterly 9.36 ac. of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and located at 17571 Hwy 50, owned by Springfield 47 LLC ("Owner")

8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
September 8, 2026

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

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

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

Agenda Item 4. Motion by Brazda, seconded by Kulm, to approve minutes of the June 9, 2026, Planning Commission Meeting. AYES: Brazda, Fisher, Kulm, Webster. 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 7:02 p.m. to consider an application filed by Scannell Properties #829 LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, for a revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development) being a platting of the southern part of 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., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road.

Tyler Wysong, 1600 Genessee Street, Kansas City, Missouri, representative of Scannell Properties #829 LLC, thanked the city and professional staff. Wysong stated that Scannell has been working closely with staff to address outstanding items.

Doug Kellner, 10836 Old Mill Road, Omaha, Nebraska, representative of TD2, discussed Phase 1 of the planned development. Keller stated that the revised preliminary plat and final plat are consistent with what was presented in the initial preliminary plat except for changes to streets based on comments from professional staff.

No further questions or comments were made.

Motion by Kulm, seconded by Webster, to close the public hearing. AYES: Brazda, Fisher, Kulm, Webster. NAYS: None. Motion carried. Public hearing closed at 7:03 p.m.

Agenda Item 7. New Business

A. Motion by Kulm, seconded by Webster, to recommend approval, subject to staff recommendations, of an application filed by Scannell Properties #829 LLC, subdivider, and Alvin & Nancy Glesmann Trust, owner, for a revised preliminary plat and final plat for Lot 1 and Outlots A & B, Springfield Gateway Park, (phase 1 of a 2 phase development) being a platting of the southern part of 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., Sarpy County, Nebraska, consisting of approximately 24.51 acres; this parcel is generally located at the southeast corner of 144th Street (Hwy 50) & Capehart Road. AYES: Brazda, Fisher, Kulm, Webster. NAYS: None. Motion carried.

B. Kathleen Gottsch, City Administrator, stated that Heimes Corporation, subdivider, and Springfield 47 LLC, owner, have requested a twelve (12) month extension of the preliminary plat approval, which Council approved on August 19, 2025. Gottsch noted that their request for extension complies with Section 3.02 Procedure for Approval of Preliminary Plat, subsection G, of the Springfield Subdivision Regulations.

Motion by Webster, seconded by Brazda, to recommend approval of a request from Heimes Corporation, subdivider, and Springfield 47 LLC, owner, for a twelve (12) month extension of the Preliminary Plat approval for Lots 1-8 and Outlot A, South Springfield Industrial Park, of a subdivision located on Tax Lot 3A1 Excluding the Irregular Easterly 9.36 ac. of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, and located at 17571 Hwy 50, owned by Springfield 47 LLC ("Owner"). AYES: Brazda, Fisher, Kulm, Webster. NAYS: None. Motion carried.

Agenda Item 8. Reports and Recommendations

Gottsch stated that Jeff Ray, Jake Seid, and city staff are making good progress on the Zoning Ordinance update. Gottsch noted that updates to the Subdivision Regulations will follow once zoning regulation updates are complete.

Agenda Item 9. Motion by Webster, seconded by Brazda, to adjourn. AYES: Brazda, Fisher, Kulm, Webster. NAYS: None. Motion carried. Meeting adjourned at 7:08 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 September 8, 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