



# SPRINGFIELD

## NEBRASKA

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### PLANNING COMMISSION MEETING

Tuesday, September 9, 2025, at 7:00 p.m.

Springfield City Hall

170 North 3<sup>rd</sup> 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 July 8, 2025, Planning Commission Meeting
5. Old Business
6. Public Hearings
  - A. An application for a change of zoning classification filed by McCune Development, subdivider, and Madam Land Company, owner, requesting a change of zoning classification from Agriculture Residential to R50 Two-Family Residential on property legally described as Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132<sup>nd</sup> Street & Pflug Road, Springfield, NE
  - B. An application for a preliminary plat (Lots 1-94 and Outlots A-G, Spring View) filed by McCune Development, subdivider, and Madam Land Company, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132<sup>nd</sup> Street & Pflug Road, Springfield, NE
  - C. An application for a change of zoning classification filed by SM2, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Planned Unit Development on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE
  - D. An application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main) filed by SM2, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the

6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE

7. New Business

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- D. An application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main) filed by SM2, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE

8. Reports and Recommendations

9. Adjournment

**PLANNING COMMISSION MINUTES**

**September 9, 2025**

- 1. Meeting called to order at 7:00 p.m.
- 2. Present: Bob Brazda, Elizabeth Chartier, David Kulm, Sue Peplow. Absent: Jim Opitz, Kyle Fisher, Jerry Webster.
- 3. Motion by Chartier, seconded by Peplow, to approve the meeting agenda. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.
- 4. Motion by Peplow, seconded by Brazda, to approve minutes of the July 8, 2025, Planning Commission Meeting. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.

5. Old Business: None

6. Public Hearings

- A. Motion by Brazda, seconded by Chartier, to open a public hearing to consider an application for a change of zoning classification from Agriculture Residential to R50 Two-Family Residential, as well as an application for a preliminary plat (Lots 1-94 and Outlots A-G, Spring View), both filed by McCune Development, subdivider, and Madam Land Company, owner, related to property legally described as Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132<sup>nd</sup> Street & Pflug Road, Springfield, NE 68059. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried. Public hearing opened at 7:02 p.m.

Joe Flaxbeard, 14710 West Dodge Road, Suite 100, Omaha, Nebraska, representative of Lamp Rynearson, developer's engineer, discussed the planned development. Flaxbeard commented that he has received a copy of the Planning Review Team comments and is working to address any outstanding items. Flaxbeard noted that a recurring comment was related to a trail. Flaxbeard stated that the plat will be updated to reflect a trail/trails. Flaxbeard also noted they are requesting a zone change to Zoning District R50 Two-Family Residential, but their plan is for all 94 lots to have single family homes. Flaxbeard also stated they selected R50 as the minimum lot size is 5,000 square feet per zoning regulations, as opposed to R87, which has a minimum lot size of 8,700 square feet per zoning regulations. Flaxbeard stated the R50, with the setbacks, allows for the size of homes they are planning.

Kathleen Gottsch, City Administrator, also noted that the city's water and sewer have capacity for this development and that the city is planning to meet with the Sarpy County engineer within the next couple of weeks regarding required improvements along 132<sup>nd</sup> Street and Pflug Road.

Kulm asked how it will be ensured that only single-family homes are built in this area since R50 also allows for duplexes. Gottsch noted that the Springfield Pines development was zoned the same way; R50. Flaxbeard said that language can be added in the Subdivision Agreement to ensure lots only have single-family dwellings.

Brazda questioned if other builders would be allowed to build in the development. Flaxbeard noted that McCune is not a home builder; they are a developer. Flaxbeard stated that McCune will reach out to several home builders so that there are a variety of styles of homes.

Brazda asked if property was owned by McCune. Flaxbeard stated that the property is not yet owned by McCune. However, they have a purchase agreement, and closing is planned for next week.

Chartier asked what the price point of the houses in this development will be. Flaxbeard stated they would be around \$600,000.

Chartier also asked if the city water and sewer systems were going to be able to maintain this development. Gottsch stated that the new well is providing almost twice as much output as expected. Gottsch also stated that the city no longer owns the sewer plant and that the Sarpy County and Cities Wastewater Agency is now responsible for the sewer; the Agency has confirmed capacity. Gottsch also noted that the city has talked to Lamp Rynearson about connecting to the existing sewer system or pioneering down 132<sup>nd</sup> Street. Flaxbeard noted that the current design is to connect to the existing sewer system.

Brazda asked about the lot bidding process and wanted to know if there is a way to restrict a builder from getting multiple lots in a row to try to cut down on “look-a-like” houses next to each other.

Gottsch indicated that the development will have a variety of builders that will allow for customizations, and the builders will have to follow design guidelines (e.g. brick or stone on the front).

Brazda asked who develops the covenants. Gottsch stated that the Developer’s attorney develops the covenants; however, the city will have the opportunity to review before being finalized.

Chartier asked if trees will be required in the development. Gottsch noted that each lot will be required to have a tree in the front yard and one in the back yard, as well as 132<sup>nd</sup> Street and Pflug Road will need to be tree lined. Gottsch also stated that it will be the Homeowner Association’s (“HOA”) responsibility to enforce. Flaxbeard noted that the development and maintenance of the outlots will be the responsibility of the SID/HOA.

Gail Schachtschabel, 4357 S. 150<sup>th</sup> Street, Omaha, Nebraska, property owner in Springfield, Nebraska, asked what the intentions are for the outlots. Flaxbeard noted that Outlot A currently has a mature tree canopy which will be maintained, and Outlots B, C, D, and E will be detention basins for storm water. Regarding Outlots F and G, Flaxbeard noted that these two lots are five (5) foot wide outlots along the west side of 132<sup>nd</sup> Street that are being required by Sarpy County for future right-of-way.

Schachtschabel also asked if turn lanes would be added to 132<sup>nd</sup> Street. Gottsch noted that a traffic study will be required which will determine whether turn lanes will be required. Gottsch also noted that the cost of street improvements would be split three ways between Sarpy County and the adjacent landowners at the time their properties were developed.

Flaxbeard noted that his company has had preliminary discussions with the county engineer as 132<sup>nd</sup> Street, as well as Pflug Road, are included in the county’s One and Six Year Road Program. Schachtschabel asked if Pflug Road will be paved. Gottsch noted that the paving of Pflug Road from Highway 50 to 132<sup>nd</sup> Street is on the county’s One and Six Year Road Program. Gottsch also stated that the plan includes replacing the bridge on Pflug Road just east of Highway 50.

Schachtschabel asked what the timeline was if the project is approved. Flaxbeard noted that they would like to start grading in the fall, with streets being constructed in the spring.

Terry Ficenec, 18215 Sandy Point Road, Springfield, Nebraska, representative of Apollo Building Corporation, noted that the requested zone change was to R50 Two-Family Residential; however, all planned homes are single family. Ficenec noted that this was confusing. Gottsch stated that single-family homes are permitted within the R50 zoning district. She also noted that the city will be updating its zoning regulations in the future to revise zoning district names to better reflect their intent.

No further questions or comments were made.

Motion by Peplow, seconded by Brazda, to close the public hearing. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried. Public hearing closed at 7:24 p.m.

- B. Motion by Peplow, seconded by Brazda, to open a public hearing to consider an application for a change of zoning classification requesting a change of zoning classification from Agriculture Residential to Planned Unit Development, as well as an application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main), both filed by SM2, subdivider, and Centipede LLC, owner, related to property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE 68059. Public hearing opened at 7:26 p.m.

Melvin Sudbeck, 16255 Woodland Drive, Omaha, Nebraska, representative of SM2, discussed the planned development. Sudbeck stated that the development will include single-family homes, townhomes, cottages, bungalows, and multi-family dwellings and that the development is planned in three phases. Sudbeck indicated that apartments (multi-family) will be on the west end of the development along 132<sup>nd</sup> Street with outlot area on the east side of the apartment area. Then, Sudbeck indicated that a strip of single-family homes will be located on the east side of Outlot A. Sudbeck noted that townhomes (or rowhomes) would be around the perimeter of the property, along Main Street, as well as along the east and south ends of the property. Sudbeck then indicated that cottages will be across the street from the townhomes to the south, with bungalows to the north of the cottages. Sudbeck also indicated that there will be a park in the center of the bungalow area. Sudbeck also noted that additional single-family homes will be between the townhomes to the north and the bungalows to the south. Sudbeck noted that the price points range from \$340,000 - \$500,000.

Sudbeck also noted that they will need a lift station, which is planned for Outlot C. Sudbeck stated they are currently going through SID financing, and the lift station will be sized accordingly for future flow.

Chartier asked for more information on the townhomes. Sudbeck noted that each unit will have three floors – the bottom will be a single-car garage with an entry into the basement; the middle floor will be the living area; the top floor will be the bedrooms. Gottsch noted that there are similar townhome units in the Prairie Queen development on 132<sup>nd</sup> Street north of Highway 370 in Papillion.

Sudbeck noted that the apartment buildings will be three – four story buildings with parking lots. Kulm noted that the city just approved their Comprehensive (“Comp”) Plan and that the planned three – four story apartments do not meet that plan. Kulm stated that people did not want large apartments and asked how the city is to manage this. Gottsch stated that the Comp Plan is a plan for the future and that the Planning Commission and City Council will need to consider any future changes. Gottsch also noted that conversely to apartments, cottages were very well received and wanted by residents per the Comp Plan.

Sudbeck noted that the Prairie Queen area northeast of 132<sup>nd</sup> Street and Highway 370 has a variety of styles and mix of buildings with various heights for comparison.

Brazda asked what the contingency plan is for the area currently planned for the apartments if this development is not passed as planned. Sudbeck stated that a zone change request may be submitted for neighborhood commercial, which is what the northeast corner of the lot is currently depicted as per the Comp Plan.

Gottsch asked if Sudbeck would consider something similar to the Bellino development near 96<sup>th</sup> & Giles where commercial uses are on the main level of the building with apartments on the top floors. Sudbeck mentioned that it can be difficult to make live / work arrangements happen due to commercial uncertainty. Kulm noted that a retail area with a restaurant may be a selling point for the people who did not want three – four story apartments.

Kulm asked what the projection of additional people would be at the completion of this development if it developed as is. Sudbeck noted that there are 370 multi-family units planned in the apartment space, which would add approximately 400-600 people. Then, for the single-family homes, townhomes, bungalows, and cottages, if we estimate three (3) people per home, and there are 312 lots, then that would be 936 people.

Brazda asked what the planned term of the project is. Sudbeck noted that it is an eight year project.

Peplow asked what an SID was versus a PUD. Gottsch noted that an SID (Sanitary and Improvement District) is a financing mechanism whereas a PUD (Planned Unit Development) is a zoning classification. An SID has its own taxing authority, can issue bonds, and provides their own services (e.g. streets, parks, etc.). Additionally, Gottsch stated that a PUD zoning designation allows for design flexibility and that a PUD can be within an SID.

Chartier asked if the fire department had looked at these plans. Gottsch noted that the fire chief has seen the plans for both developments and wants to make sure that the location of all fire hydrants is provided.

Chartier also asked if the new development would allow parking on one side of the street or both. Chartier mentioned that there are some areas that allow for parking on both sides of the streets, and fire engines cannot get down the street. Gottsch noted that parking will be set by the SID but could be factored into the subdivision agreement. Sudbeck noted that as long as people are parked appropriately, the standard 28-foot wide street allows for

parking on both sides of the street and still permits traffic, including fire engines, to get through.

Ficenec asked about the size of garages and driveways for the townhomes. Sudbeck noted that they are single-car garages but tandem and 45' deep. Sudbeck stated that the driveway will be a single pad.

Ficenec noted with four units together in the cottage section and each having a 9 to 12 foot drive, he wants to make sure that the development meets the impervious coverage regulations. Gottsch noted that the impervious coverage regulations differ based on zoning district but would be observed per zoning regulation requirements.

Ficenec asked if the townhomes would be for sale or rent. Sudbeck stated that they will be for sale. Ficenec then asked if an investor would be able to buy a four-plex (or multiple) and then rent out the units. Sudbeck said the terms would need to be laid out in the Subdivision Agreement.

Ficenec asked about detention and retention. Sudbeck noted that Outlot A is planned for drainage and Outlot B is planned for retention.

Gary Kavan, 12525 Main Street, Springfield, Nebraska, lives near the proposed Village on Main development. Kavan stated that this development should not be allowed as he feels it would devalue his property.

Schachtschabel noted that the City of Bennington has four plex clusters that have a ranch-style, a two-story, another two-story, and then another ranch. She noted that they look really nice and feels this style would fit into Springfield and the proposed development well.

Kavan asked if the current water tower will handle both developments. Gottsch noted that water models are being done by the city engineer. She said the city has been planning for the construction of a new water tower for a few years. Brazda asked if the new water tower would be a replacement of the current tower or in addition to the current one. Gottsch noted that the city will work with the city engineer to develop a plan for water storage needs. Kavan asked who would pay for the new water tower. Gottsch noted that water users pay for water infrastructure such as a new tower. Gottsch stated that the city received an SRF loan for the new well which included 20% loan forgiveness and the remainder will be paid by water user fees.

No further questions or comments were made.

Motion by Peplow, seconded by Chartier, to close the public hearing. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried. Public hearing closed at 8:00 p.m.

## 7. New Business

- A. Motion by Peplow, seconded by Brazda, to recommend approval, subject to staff recommendations, of an application for a change of zoning classification filed by McCune Development, subdivider, and Madam Land Company, owner, requesting a change of

zoning classification from Agriculture Residential to R50 Two-Family Residential on property legally described as Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132<sup>nd</sup> Street & Pflug Road, Springfield, NE. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.

- B. Motion by Chartier, seconded by Brazda, to recommend approval, subject to staff recommendations, of an application for a preliminary plat (Lots 1-94 and Outlots A-G, Spring View) filed by McCune Development, subdivider, and Madam Land Company, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132<sup>nd</sup> Street & Pflug Road, Springfield, NE. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.
  - C. Motion by Peplow, seconded by Chartier, to table agenda item 6C regarding an application for a change of zoning classification filed by SM2, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Planned Unit Development on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE, until the October 14, 2025, Planning Commission meeting. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.
  - D. Motion by Peplow, seconded by Chartier, to table agenda item 6D regarding an application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main) filed by SM2, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132<sup>nd</sup> & Main Streets, Springfield, NE, until the October 14, 2025, Planning Commission meeting. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried.
- 8. Reports and Recommendations: None
  - 9. Motion by Brazda, seconded by Peplow, to adjourn. Ayes: Brazda, Chartier, Kulm, Peplow. Nays: None. Motion carried. Meeting adjourned at 8:04 p.m.

Ember Davis  
Planning Commission Clerk