



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, October 14, 2025, 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 9, 2025, Planning Commission Meeting
5. Public Hearings
 - A. An application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts
6. New Business
 - A. An application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts
7. Old Business
 - A. **Tabled from September 9, 2025.** An application for a change of zoning classification filed by SM2, applicant, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Planned Unit Development District on property legally described as a tract of land being the N1/2 of the SW1/4 of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at 132nd & Main Streets, Springfield, NE 68059 *[staff recommends this item be tabled again as the city did not receive the required information needed for additional publication requirements]*

- B. **Tabled from September 9, 2025.** 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 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE *[staff recommends this item be tabled again as the city did not receive the required information needed for additional publication requirements]*

8. Reports and Recommendations

9. Adjournment