



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, January 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 December 9, 2025, Planning Commission Meeting
5. Old Business
6. Public Hearings
 - A. An application for a final plat (Lot 1 and Outlots A and B, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being 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 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
 - B. An application for a final plat (Lots 1-94 and Outlots A-G, Spring View (moving forward will be Springview)) filed by McCune Development, subdivider, and MDC PMG LLC, owner, on property legally described Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.46 acres, and generally located at 132nd Street & Pflug Road, Springfield, NE 68059
 - C. An application for a request for zone change filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, requesting a change of zoning classification from R87 Single-Family Residential District to BG General Business District for Lots 1 and 2; R30 General Family Residential District for Lots 103-120; and R50 Two-Family Residential District for Lots 121-130; (Lots 3-102 and Outlots A-J shall remain R87) on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059

D. An application for a preliminary plat (Lots 1-130 and Outlots A-J, 132 Platteview) filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, on property legally described as Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located at the southwest corner of 132nd Street & Platteview Road, Springfield, NE 68059

7. New Business

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E. Steering committee meeting to begin working on the zoning and subdivision regulation update (Jeff Ray, Ray Planning Solutions, and Jake Seid, Sightline Planning)

8. Reports and Recommendations

9. Adjournment