



# SPRINGFIELD

## NEBRASKA

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### NOTICE OF MEETING

Notice is hereby given that a meeting of the Board of Adjustment of the City of Springfield, Nebraska, will be held at 7:00 p.m. on Monday, July 28, 2025, at City Hall, 170 North 3rd Street, Springfield, Nebraska, which meeting will be open to the public. An agenda for such meeting kept continuously current is available for public inspection at City Hall, Springfield, Nebraska, during normal business hours.

#### SPRINGFIELD BOARD OF ADJUSTMENT

Monday, July 28, 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 – Steve Adair, Sheila Brazda, David Kulm, Julie Nolte, Chad Zimmerman
3. Election of Officers – Chairperson, Vice-Chairperson, Secretary
4. Approve Meeting Agenda
5. Approve Minutes of the November 18, 2021, Board of Adjustment Meeting
6. Communications
7. Old Business
8. Public Hearings
  - a. Conduct a **Public Hearing** for the purpose of hearing a request submitted by Dan Keefer to grant a variance to the setback requirements of the Agriculture Residential Zoning District as the requirements apply to accessory structures on the property located at Lot 2, Osborn Place, a subdivision in Sarpy County, Nebraska, and generally located at 12514 Main Street, Springfield, NE 68059
9. New Business
  - a. Consider a request submitted by Dan Keefer to grant a variance to the setback requirements of the Agriculture Residential Zoning District as the requirements

apply to accessory structures on the property located at Lot 2, Osborn Place, a subdivision in Sarpy County, Nebraska, and generally located at 12514 Main Street, Springfield, NE 68059

10. Reports and Recommendations
11. Adjournment

**Springfield Board of Adjustment Minutes  
July 28, 2025**

1. Meeting called to order at 7:00 p.m.
2. Present: Steve Adair, David Kulm, Julie Nolte, Chad Zimmerman; Absent: Sheila Brazda.
3. Motion by Kulm, seconded by Adair, to elect Chad Zimmerman as Chairperson, Steve Adair as Vice-Chairperson, David Kulm as Secretary. AYES: Adair, Kulm, Nolte, Zimmerman. NAYS: None. Absent: Brazda. Motion carried.
4. Motion by Kulm, seconded by Nolte, to approve the Meeting Agenda. AYES: Adair, Kulm, Nolte, Zimmerman. NAYS: None. Absent: Brazda. Motion carried.
5. Motion by Zimmerman, seconded by Adair, to approve the minutes of the November 18, 2021, Board of Adjustment meeting. AYES: Adair, Kulm, Nolte, Zimmerman. NAYS: None. Absent: Brazda. Motion carried.
6. Communications: None
7. Old Business: None
8. A Public Hearing of the Board of Adjustment was opened at 7:04 p.m. to consider a request submitted by Dan Keefer to grant a variance to the setback requirements of the Agriculture Residential Zoning District as the requirements apply to accessory structures on the property located at Lot 2, Osborn Place, a subdivision in Sarpy County, Nebraska, and generally located at 12514 Main Street, Springfield, NE 68059.

Jeff Ray, City Planner with JEO, stated that the city's zoning regulations as well as state statute allow for a variance to be granted if all of the following criteria are met:

- A. The strict application of the Zoning Ordinance would produce undue hardship;
- B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
- C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; and

- D. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.

Ray stated that upon his review of the proposed site plan and criteria required to grant a variance that he recommends denial of the variance application. Ray noted that the adjacent properties have the same topography and that there is ample space on Mr. Keefer's property to place the proposed building using current setbacks required in the Agriculture Residential Zoning District. Ray said Mr. Keefer's request does not meet the requirement of a hardship.

Dan Keefer, 12514 Main Street, Springfield addressed the board, stating that he purchased the acreage back in October 2024. Keefer explained that his property is land locked with an easement of record for the driveway access off Main Street. The front yard is unique in the fact that it abuts his neighbor's back yard. Keefer referred to his proposed site plan showing the placement of a 60' x 90' building with only a 15' front yard setback (to the south property line) as opposed to the required 70' front yard setback for accessory structures in the Agriculture Residential Zoning District. Keefer stated that he wants to include both water and sewer to the building and would like to use the existing service lines. Keefer stated that the grading work required to place the building in the rear of his yard would be extensive and the extra cost would not add value to his property. Keefer added that from the windows in his TV room he would be looking at the building instead of the landscape.

Ray suggested Keefer build a smaller building that would still fit his needs while leaving the view he desires.

Keefer stated that he is using the building for personal storage and accessibility would be a problem if the building were placed on the north side of his property.

Kulm stated that the lot is already non-conforming, so this variance would only add to the non-conformity.

After all those wishing to speak were offered an opportunity to be heard, the chairperson recommended the hearing be closed. Motion by Zimmerman, seconded by Adair, to close the public hearing. AYES: Adair, Kulm, Nolte, Zimmerman. NAYS: None. Absent: Brazda. Motion carried. Public Hearing closed at 8:08 p.m.

9. Motion by Kulm, seconded by Nolte, to deny Dan Keefer's request for a variance to the setback requirements of the Agriculture Residential Zoning District as the requirements apply to accessory structures on the property located at Lot 2, Osborn Place, a subdivision in Sarpy County, Nebraska, and generally located at 12514 Main Street, Springfield, NE 68059. AYES: Adair, Kulm, Nolte Zimmerman. NAYS: None. Absent: Brazda. Motion carried.

10. Reports and Recommendations: None

11. Motion by Zimmerman, seconded by Adair, to adjourn. AYES: Adair, Kulm, Nolte, Zimmerman. NAYS: None. Absent: Brazda. Meeting adjourned at 8:14 p.m.

Respectively submitted,

Barbara Henninger  
Board of Adjustments Clerk