



PLANNING COMMISSION AGENDA

Tuesday, February 14, 2023 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 – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the January 10, 2023, Planning Commission Meeting
5. Public Hearings
 - A. **Continued from January 10, 2023.** Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting the following items (i thru ii) all on 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., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:
 - i. Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial
 - ii. Zoning change from Agricultural Residential to Light Industrial
 - B. Application filed by BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road
6. New Business
 - A. Application filed by BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the

East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road

7. Old Business

- A. **Tabled.** Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners requesting the following items (i thru ii) all on 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., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:
- i. **Tabled.** Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial
- ii. **Tabled.** Zoning change from Agricultural Residential to Light Industrial

8. Reports and Recommendations

9. Adjournment

**Planning Commission Minutes
February 14, 2023**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Dave Skorcz, Dave Kulm, Elizabeth Chartier, Kyle Fisher
Absent: Jim Opitz, Sue Peplow
3. Motion by Webster, 2nd by Fisher, to approve meeting agenda. Ayes: Webster, Skorcz, Kulm, Chartier, Fisher. Nays: None. Motion carried.
4. Motion by Skorcz, 2nd by Chartier, to approve January 10, 2023, Planning Commission meeting minutes. Ayes: Webster, Skorcz, Kulm, Chartier, Fisher. Nays: None. Motion carried.
5. Public Hearings

City Administrator, Kathleen Gottsch, reported that the applicants requested the public hearings be continued to allow additional time for the developer and city professional staff to discuss the project.

- A. Motion by Webster, 2nd by Fisher, to continue the public hearing on applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting the following items (i thru ii) all on 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., in Sarpy County, Nebraska; except the land conveyed in Book 73,

Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road. Ayes: Webster, Skorcz, Kulm, Chartier, Fisher. Nays: None. Motion carried.

- B. Motion by Webster, 2nd by Sckorcz, to continue the public hearing on the application filed by BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road. Ayes: Webster, Skorcz, Kulm, Chartier, Fisher. Nays: None. Motion carried.

6. New Business

- A. Motion by Skorcz, 2nd by Chartier, to table action on the application filed BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road, until the March 14, 2023, Planning Commission meeting. Ayes: Webster, Skorcz, Kulm, Chartier Fisher. Nays: None. Motion carried.

7. Old Business

- A. Motion by Webster, 2nd by Fisher, to table action on the applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners requesting the following items (i thru ii) all on 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., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road, until the March 14, 2023, Planning Commission meeting. Ayes: Webster, Skorcz, Kulm, Chartier Fisher. Nays: None. Motion carried.

8. Reports and Recommendations

Gottsch reported that the city is considering amending the Comprehensive Plan due to all of the changes the city has experienced over the last ten years.

- 9. Motion by Webster, 2nd by Skorcz, to adjourn. Ayes: Webster, Skorcz, Kulm, Chartier Fisher. Nays: None. Motion carried. Meeting adjourned at 7:39 p.m.

Andie Ledenbach, Planning Commission Clerk