



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, July 8, 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 May 13, 2025, Planning Commission Meeting
5. Old Business
6. Public Hearings
 - A. An application for a comprehensive plan amendment filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change to the future land use designation from Green Corridor/Ag/Open Space to Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059
 - B. An application for a change of zoning classification filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change of zoning classification from Agriculture Residential to Light Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059
 - C. An application for a preliminary plat (Lots 1-8 and Outlot A of South Springfield Industrial Park) filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059

7. New Business

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8. Reports and Recommendations

9. Adjournment

PLANNING COMMISSION MINUTES
July 8, 2025

- 1. Meeting called to order at 7:01 p.m.
- 2. Present: Jim Opitz, Bob Brazda, Elizabeth Chartier, David Kulm, Kyle Fisher, Sue Peplow, Jerry Webster. Absent: None
- 3. Motion by Peplow, seconded by Fisher, to approve the meeting agenda. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.
- 4. Motion by Fisher, seconded by Opitz, to approve minutes of the May 13, 2025, Planning Commission Meeting. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.
- 5. Old Business: None
- 6. Public Hearings
 - A. Motion by Chartier, seconded by Webster, to open a public hearing to consider an application for a comprehensive plan amendment filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change to the future land use designation from

Green Corridor/Ag/Open Space to Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Public hearing opened at 7:03 p.m.

Pat Sullivan, 1413 S Washington Street, Suite 300, Papillion, Nebraska, representative of Adams & Sullivan Attorneys, discussed comments of the Planning Review Team. Sullivan disagreed with City Planner Jeff Ray's comments. Sullivan stated that the developer would pioneer the water line. Sullivan also noted that the property already has access to sewer at the property line which opens the door for development. Sullivan also noted that the developer has an easement with the SCCWWA which will soon be signed. Sullivan also commented that it is easier to develop up from the lift station rather than down from such and indicated that there may be a couple of properties to the north of the parcel that would eventually connect to the sewer as well. Sullivan also noted that according to the comp plan process, he understands that the community does not want large businesses (i.e., data farms). Sullivan then clarified that the Planning Commission and City Council rejected the request to change FLU of property during May 2025 meetings since developer/owner did not have an application on file.

Kathleen Gottsch, City Administrator, stated that in relation to Ray's comment, the Planning Commission and City Council did not want to change course so late in the comp plan process which is why they denied the request.

Sullivan also noted he disagrees with SCCWWA Engineer Jeff Thompson's comment that the average flow for this site will be approximately 6,000 gallons per day. Sullivan stated it will not come close to that amount. Sullivan did agree with Thompson's comment that the property can immediately be serviced by the Agency. Sullivan agrees with City Engineer Brian Schuele's comment that the plat needs to include proposed OPPD and SCCWWA easements. Sullivan stated that they already have a signed easement with OPPD. Sullivan also stated that they know they have to work with the engineer to determine the size of watermain extension needed along Highway 50 to reach the development. Lastly, regarding City Attorney Bill Seidler Jr.'s comments, Sullivan stated that there will be no SID; the project will be 100% financed by the developer and there will be no debt for the city to absorb.

Sullivan then discussed the current future land use ("FLU") designation and the plan for the property. Sullivan stated that the plan for the land is to segment the land into eight (8) smaller lots for "blue collar businesses" (e.g., plumbing, electricians, heating and cooling, etc.). Sullivan noted that currently there is a lack of places for people to run such businesses.

Opitz questioned what will stop someone from wanting to segment properties for such businesses doing the same thing on properties to the north and/or west.

Sullivan noted that trades employ a lot of people and there is a high demand for citizens to operate their own businesses. Conversely, Sullivan stated that warehouses do not employ a lot of people, and they do not spend a lot of money in town.

After no further questions or comments being heard, the Planning Commission closed the public hearing. Motion by Peplow, seconded by Fisher, to close the public hearing. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Public hearing closed at 7:23 p.m.

- B. Motion by Opitz, seconded by Webster, to open a public hearing to consider an application for a change of zoning classification filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change of zoning classification from Agriculture Residential to Light Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Public hearing opened at 7:25 p.m.

Sullivan noted that he does not think anyone wants to build houses next to Highway 50. Sullivan also opined that the Light Industrial (“LI”) zoning district is very broad. In addition, Sullivan stated that the property to the north of the SCCWWA property is LI use now.

Gottsch noted that Zoning Regulations need to be overhauled, but the updates are 12-18 months out.

Opitz is still concerned with splitting LI into groups. Opitz noted that we spent a lot of time putting together the comp plan.

Gottsch noted that FLU in the comp plan is comprised of multiple land use designations. Gottsch also noted that the zoning district information gives developers a tool to know what is eligible within each land use designation.

Brazda asked how many potential businesses are anticipated on the lot.

Sullivan noted that the plan is currently for eight (8) lots. Sullivan also noted that the back lots may have bays.

Gottsch stated that an example of such businesses/buildings would be the bays on S 1st Street.

Opitz asked if they currently have any potential occupants.

Sullivan stated that there are not any potential occupants right now, but he anticipates that once development starts and they are advertising, the area will fill in.

Chartier asked about the aesthetics of the buildings.

Gottsch noted that the majority of the property is in the Highway Corridor Overlay (“HCO”) zoning district. Such district has standards for building architecture review, landscaping, etc. Gottsch also noted that she and Ray have an upcoming meeting with OPPD regarding landscaping in the easement area.

Opitz asked if Sullivan sees any potential problems with the property.

Sullivan noted there could be issues with soil condition, drainage, setbacks, impervious coverage, etc.

Brazda asked if there would be turn lanes added off of Highway 50.

Doug Kellner, 10836 Old Mill Road, Omaha, Nebraska, representative of TD2, stated that they will work with Nebraska Department of Transportation (“NDOT”) and any changes will be reflected on the final plat.

Peplow stated that she presumes building permits for any buildings would come through the city.

Gottsch confirmed that yes, building permits would come through the city.

Kulm asked Sullivan what the developer’s timeframe was.

Sullivan stated that we would not be here if we were not ready to move forward.

Peplow looked at the Paving Plan provided with the application and asked if the cul-de-sac meets the Springfield Fire Department truck requirements.

Gottsch stated that the Springfield Fire Department would be part of the review process and that they would also review the plan for hydrants.

Brazda stated that for LI, large trucks will need to utilize the road on the property so the road would need to be wide enough and thick enough for such trucks.

Kellner noted that the current plan is to pave to the cul-de-sac and then if the area to the south is developed, the road will be extended to the south.

After no further questions or comments being heard, the Planning Commission closed the public hearing. Motion by Fisher, seconded by Chartier, to close the public hearing. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Public hearing closed at 7:42 p.m.

- C. Motion by Brazda, seconded by Peplow, to open a public hearing to consider an application for a preliminary plat (Lots 1-8 and Outlot A of South Springfield Industrial Park) filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059.

Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.
Public hearing opened at 7:45 p.m.

There were no questions or comments on the preliminary plat.

Motion by Fisher, seconded by Chartier, to close the public hearing. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Public hearing closed at 7:46 p.m.

7. New Business

- A. Motion by Peplow, seconded by Fisher, to recommend approval of an application for a comprehensive plan amendment filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change to the future land use designation from Green Corridor/Ag/Open Space to Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.
- B. Motion by Fisher, seconded by Webster, to recommend approval of an application for a change of zoning classification filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, requesting a change of zoning classification from Agriculture Residential to Light Industrial on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.
- C. Motion by Fisher, seconded by Chartier, to recommend approval of an application for a preliminary plat (Lots 1-8 and Outlot A of South Springfield Industrial Park) filed by Heimes Corporation, applicant, and Springfield 47 LLC, owner, on property legally described as Tax Lot 3A1 excluding the irregular easterly 9.36 acres of Section 25, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 38.34 acres, and generally located at 17571 Hwy 50, Springfield, NE 68059. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried.

8. Reports and Recommendations: None

- 9. Motion by Chartier, seconded by Brazda, to adjourn. Ayes: Opitz, Brazda, Chartier, Kulm, Fisher, Peplow, Webster. Nays: None. Motion carried. Meeting adjourned at 8:02 p.m.