



# SPRINGFIELD

## NEBRASKA

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### **CITY COUNCIL & PLANNING COMMISSION COMPREHENSIVE PLAN JOINT WORKSHOP**

Tuesday, April 8, 2025, at 7:00 p.m.  
Springfield City Hall  
170 North 3<sup>rd</sup> Street

#### **CALL TO ORDER**

- Public announcement by the Mayor that a copy of the Nebraska Open Meetings Law is posted in the entry to the meeting room
- Roll call – City Council Members, Planning Commission Members
- Pledge of Allegiance

#### **REGULAR AGENDA**

1. Joint Workshop for the Springfield Comprehensive Plan Update – The purpose of this workshop is to review the draft plan.

#### **ADJOURNMENT**

#### **MINUTES**

A joint meeting of the Mayor, City Council and Planning Commission of the City of Springfield, Nebraska was held at 7:00 p.m. on Tuesday, April 8, 2025, at City Hall. Present were Council President Kacie Murtha; Council Members: Mike Neitzel, Michael Herzog, Dan Craney. Planning Commission Members: Jerry Webster, David Kulm, Jim Opitz, Kyle Fisher, Elizabeth Chartier. Absent: Mayor Robert Roseland, Susan Peplow. Notice of this meeting was given in advance by posting in three public places, one of the designated methods of giving notice. Notice of this meeting was given in advance to the Mayor, all Council Members and all Planning Commission Members and a copy of their receipt of notice is attached to these Minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor, Council and Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. The Council President, presiding as Mayor, publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

## **Regular Agenda**

**Agenda Item 1.** Caitlin Bolte with Confluence presented the draft comprehensive plan. Jeff Ray, Senior Planner with JEO Consulting Group, and Kathleen Gottsch, City Administrator, were in attendance for questions.

Pat Sullivan with Adams & Sullivan Attorneys at Law inquired about the use of Business Park instead of Industrial in certain areas along Hwy 50. He said there is no current market demand for corporate campuses but rather a lot of demand for light industrial / warehouse storage.

Cam Duff with Scannell Properties expressed his company's interest in developing the southeast corner of Hwy 50 and Capehart Road (Glessman Family Property) and noted that they would prefer to see an Industrial future land use designation for this property as it is adjacent to Meta on three sides. He said that improved design standards and landscape requirements would help them develop that corner as light industrial zoning. He said his company is looking for clarity as to what can be developed on this piece of property.

Linda Dorothy and other members of the Glessman family requested the city be open to considering Light Industrial zoning on their property. She noted that they have had interest for warehouse development, but no commercial or business park development.

Bolte reviewed additional public feedback received at the open house including a request that the city create a development webpage and allow for small acreage subdivisions (2-3 acre lots). Bolte and Ray explained that large lot subdivisions tend to cost cities more for infrastructure improvements.

Bolte requested Planning Commission and City Council Members review the draft plan and provide feedback no later than April 18. Two items in particular that Bolte needs feedback on are (1) what future land use designation the city should include in the plan for the southeast corner of Hwy 50 and Capehart Road, and (2) whether or not the city should allow small acreage subdivisions (2-3 acre lots) in the city's future growth area.

The final plan will be considered by the Planning Commission at their May 13, 2025, meeting and the City Council at their May 20, 2025, meeting.

Ray reported that zoning regulations and design standards would be updated upon completion of the comprehensive plan.

## **Adjournment**

Motion by Herzog, seconded by Neitzel, to adjourn the City Council meeting. AYES: Neitzel, Herzog, Craney. NAYS: None. Motion carried.

Motion by Fisher, seconded by Opitz, to adjourn the Planning Commission meeting. AYES: Webster, Kulm, Fisher, Opitz, Chartier. NAYS: None. Motion carried.

Meeting adjourned at 9:04 p.m.

I, the undersigned, City Administrator for the City of Springfield, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council and Planning Commission on April 8, 2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Kathleen Gottsch  
City Administrator

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Robert Roseland, Mayor

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Date

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Kathleen R. Gottsch, City Administrator

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Date