



# SPRINGFIELD

## NEBRASKA

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### PLANNING COMMISSION MEETING

Tuesday, May 13, 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 – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the March 11, 2025, Planning Commission Meeting
5. Approve Minutes of the April 8, 2025, joint public workshop with the City Council and Planning Commission
6. Old Business
7. Public Hearings
  - A. Complete update to the Springfield Comprehensive Plan
  - B. Application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11, and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, NE
8. New Business
  - A. Complete update to the Springfield Comprehensive Plan
  - B. Application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11, and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, NE
9. Reports and Recommendations
10. Adjournment

**PLANNING COMMISSION MINUTES**  
**May 13, 2025**

1. Meeting called to order at 7:00 p.m.
2. Present: Jerry Webster, Elizabeth Chartier, Sue Peplow, David Kulm, Jim Opitz, Kyle Fisher  
Absent: None
3. Motion by Fisher, seconded by Webster, to approve the meeting agenda. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried.
4. Motion by Opitz, seconded by Fisher, to approve minutes of the March 11, 2025, Planning Commission Meeting. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried.
5. Motion by Chartier, seconded by Fisher, to approve minutes of the April 8, 2025, joint public workshop with the City Council and Planning Commission. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried.
6. Old Business: None
7. Public Hearings
  - A. Motion by Peplow, seconded by Opitz, to open a public hearing to review and discuss the complete update to the Springfield Comprehensive Plan. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 7:01 p.m.

Kathleen Gottsch, City Administrator, introduced Caitlin Bolte, Principal in Charge with Confluence, and Jeff Ray, Senior Planner with JEO Consulting Group.

Bolte commented that the purpose of this meeting is to discuss the community vision for growth and the best vision for future land use that the community, as a whole, is looking for in keeping the small town feel throughout the community, identifying specific changes regarding continuous growth, expanding downtown, walk/bike trails, business park, less land for industrial and keeping agricultural spaces open. Bolte further noted the rural residential space would maintain the minimum 5 acre lot size.

Ray discussed the current zoning and vision with the final draft changes, noting that land usage was extensively looked at. He noted the zoning compatibility matrix that was created would allow changes if necessary to the future land use with Springfield's existing zoning districts.

Kulm asked if the Planning Commission or the audience had any questions or comments.

Travis Jacott, 5313 Heartland Drive, Papillion, Nebraska, representative for Adams & Sullivan Attorneys, discussed Springfield 47's property south of the city's old wastewater treatment facility along Hwy 50. Jacott noted that the Ag/Open Space designation would

not allow for industrial development which would better serve taxpayers and allow for the anticipated development, further commenting that industrial use would be allowed to connect to the sewer.

Gottsich noted the city has an agreement with Springfield 47 and SSCCWA to allow a sewer main be extended to Springfield 47's northern lot line; however, that does not mean Springfield 47 has guaranteed sewer. The main was allowed to run to the property line while construction was underway on SCCWWA's property and for future development. She noted that no plans have been submitted for development on this site and there is nothing prohibiting them from submitting an application in the future for the city's consideration.

Jacott also discussed the Glesmann Family's property on the southeast corner of Highway 50 and Capehart Road. He expressed that this property should be designated as Industrial and not Business Park.

Gottsich commented she has had many conversations with the Glesmann Family and the steering committee regarding this land.

Ray noted that responses from residents were to reduce the amount of industrial development and enhance the entrance to Springfield with a more pleasing appearance. He noted the future land use plan and definitions reflect what residents requested.

Gottsich gave examples of newly constructed businesses in Springfield and the surrounding area that have office space in the front portion of the building with warehouse in back such as Thrasher Basement, PML Construction and Pella Windows. She further noted that the definition has been refined to compromise.

Ray said that maintaining a smaller footprint was the recommendation.

Linda Dorothy, member of the Glesmann family, read a letter from the family expressing concerns regarding changing the future land use designation on their family's property to industrial. The letter noted ancestors from the 1800's settled the property, and the present family wants to preserve the family heritage. Dorothy further commented that the family has a pivotal opportunity but are currently restricted to the current land use designation. Dorothy requested the Planning Commission consider revising this area to light industrial.

Mark Wilson, representative of Scannell Properties, 294 Grove Land E, Wayzata, Minnesota, reiterated what Dorothy and Jacott had stated and requested clear understanding for what would be allowed on the Glesmann property, as Scannell Properties is interested in developing it. Wilson questioned the difference between partially compatible and compatible.

Ray gave the example of Pella Windows as being partially compatible with offices and showrooms on the front side of the building and warehousing in the rear. Ray further stated that non-compatible would be entire warehousing which belongs in industrial.

Kulm exited the meeting at 7:46 p.m.

Wilson commented they would “build to suit” to generate interest but the current zoning is too restrictive.

Colm Breathnach, representing the Beck family, 6777 Platteview Road, suggests the city tie industrial development with architectural specifications.

Kulm returned to the meeting at 7:48 p.m.

Colin Giff, 1211 Thurston Circle, Bellevue, Nebraska, said that the agricultural residential requirement of a minimum of 5 acre lots would limit development because of the high sewer connection fees for lots sized between 3.01 and 19.99 acres. Gottsch clarified sewer connection charges.

Jordan Giff, 1211 Thurston Circle, Bellevue, Nebraska, inquired if “build through lots” would be considered.

Ray commented those would be considered “ghost platting” and are not allowed and this ruling applies to everyone.

After no further questions or comments being heard, the Planning Commission closed the public hearing. Motion by Fisher, seconded by Peplow, to close the public hearing. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 8:11 p.m.

- B. Motion by Opitz, seconded by Webster, to open a public hearing to consider an application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11, and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, NE. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing opened at 8:11 p.m.

Gottsch reviewed the conditional use permit previously approved for Dr. Michael Kohles, DMV, MPA, owner of Woodland Animal Hospital in Hickman, Nebraska, to operate a small animal veterinary clinic at 105 Main Street.

Gottsch commented Dr. Kohls was initially interested in buying Springfield Drug but, at that time, it was under contract. That initial contract fell through so the owner of Springfield Drug, Keith Hentzen, proposed the sale to Dr. Kohls.

Gottsch noted the locations are zoned the same and this agenda item is strictly to address the change of locations.

Kulm asked if there were any questions from the Planning Commission or audience.

Motion by Webster, seconded by Fisher, to close the Public Hearing. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried. Public hearing closed at 8:13 p.m.

8. New Business

A. Motion by Opitz, seconded by Webster, to recommend approval of the updated Springfield Comprehensive Plan noting all citizens questions had been adequately addressed and public workshops were well attended. Gottsch noted that, if requested, changes can be made in the future and possibly approved. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried.

B. Motion by Peplow, seconded by Chartier to recommend approval of an application for a conditional use permit filed by Dr. Micah Kohls / Woodland Animal Hospital to operate a Small Animal Veterinary Service on property zoned Downtown Commercial and legally described as Lots 9, 10, 11, and 12, Block 11, Springfield, NE, and generally located at 205 Main Street, Springfield, NE. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried.

9. Reports and Recommendations: None

10. Motion by Fisher, seconded by Peplow, to adjourn. Ayes: Webster, Chartier, Peplow, Kulm, Opitz, Fisher. Nays: None. Motion carried. Meeting adjourned at 8:15 p.m.