



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Wednesday, November 12, 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. Reconsider approval of Minutes of the September 9, 2025, Planning Commission Meeting
5. Approve Minutes of the October 14, 2025, Planning Commission Meeting
6. Old Business
7. Public Hearings
 - A. An application for a change of zoning classification filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, requesting a change of zoning classification from AR Agriculture Residential District to LI Light Industrial District on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
 - B. An application for a preliminary plat (Lots 1-4 and Outlots A-D, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
8. New Business
 - A. An application for a change of zoning classification filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, requesting a change of zoning classification from AR Agriculture Residential District to LI Light Industrial District on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059

- B. An application for a preliminary plat (Lots 1-4 and Outlots A-D, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059
- 9. Reports and Recommendations
- 10. Adjournment

**PLANNING COMMISSION MINUTES
November 12, 2025**

Agenda Item 1. Meeting called to order at 7:00 p.m.

Agenda Item 2. PRESENT: Bob Brazda, Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Sue Peplow, Jerry Webster. ABSENT: None.

Agenda Item 3. Motion by Peplow, seconded by Fisher, to approve the meeting agenda. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 4. Motion by Brazda, seconded by Fisher, to reconsider approval of minutes of the September 9, 2025, Planning Commission Meeting. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Kathleen Gottsch, City Administrator, explained that the minutes of the September 9, 2025, meeting did not pass as there were five Planning Commission members present, but only three voted for approval; the other two abstained. Per the Planning Commission Bylaws, a quorum for the Planning Commission is four (4) members, so the minimum vote necessary for any action is four (4) concurring votes.

Agenda Item 5. Motion by Opitz, seconded by Peplow, to approve minutes of the October 14, 2025, Planning Commission Meeting. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 6. Old Business: None.

Agenda Item 7 A & B. Public Hearings

Motion by Chartier, seconded by Webster, to open a public hearing to consider an application for a change of zoning classification from AR Agriculture Residential District to LI Light Industrial District, as well as an application for a preliminary plat (Lots 1-4 and Outlots A-D, Springfield Industrial), both filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, related to property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing opened at 7:02 p.m.

Bradley Huyck, 10836 Old Mill Road, Omaha, Nebraska, representative of Thompson, Dreessen & Dorner, Inc. ("TD2"), developer's engineer, discussed the planned development. Huyck noted that the plan is for an approximate 80 acre light industrial development with four lots and four outlots. He indicated the east border of the property is 150th Street and the north border is Fairview Road. Huyck also indicated that the project will be done in four phases, with the first including the northernmost lot near Fairview Road, along with the east side of the entire property (150th Street), as well as Outlot A, which will be a drainage basin, and Outlot D along 150th Street. He also indicated that he received a copy of the professional staff comments and they are working through the outstanding items. Huyck noted that they are coordinating with Sarpy County on the widening of 150th Street. He also stated that they have communicated with OPPD regarding the transmission poles on the property to the east. Huyck stated that 150th street will need to "jog" slightly to the west to miss the transmission poles.

Opitz asked what the plan is for each of the four lots. Huyck stated that each of the four lots will be approximately 14-15 acres in size, and they anticipate having 1 or 2 buildings on each lot. Arun Agarwal, 10404 Essex Court, Suite 101, Omaha, Nebraska, owner of property, added that they anticipate having 2 to 4 businesses in each building. Opitz then asked if they have any proposed occupants as his concern is whether or not the buildings can be filled. Agarwal noted he has the same concern; however, the majority of his clients are warehouse/manufacturing companies with trucks trying to deliver across the US, so the location is central for their needs. Brazda asked what type of businesses they anticipate having in these buildings. Agarwal indicated he anticipates distribution centers and/or fleet buildings. He said his development company built the Home Depot distribution center, as well as the Scooters distribution center. Agarwal also stated they built the buildings for the Amazon and Google truck fleets to allow for more room in the distribution centers and to keep the trucks separate from the distribution centers. Brazda then asked if traffic lights would be needed at Hwy 50 & Fairview Road due to the potential increase in vehicles to the buildings. Agarwal stated that traffic to these types of buildings is low so it is not anticipated that traffic lights would be needed.

Larry Timm, 17402 S 180th Street, Springfield, Nebraska, owns the property directly to the south of Agarwal's property. Timm's concern is with the amount of runoff. He said that with any substantial rain, his property will have a problem. He wants to make sure that there is adequate storage for the runoff. Huyck stated that the drainage basin at the south end of the property is sized to manage amounts to adhere to a 100 year rain event. He also explained that the basin will hold water up to a certain point and then will start to release a small amount slowly. Timm noted a recent time where the city received five inches of rain in a fairly brief period of time, and he wants more assurance that he will not have a "gully" on his property. Huyck stated that what has been submitted is just the preliminary plat, and they will continue to work on drainage in future iterations of the plat. Gottsch stated that the regulations that oversee this drainage are new, and that the city has implemented a lot of stormwater regulations over the past couple of years as they are now part of the South Sarpy Watershed Partnership. Gottsch also noted that the NRD reviews the drainage plan as well. Timm stated he is aware of the regulations and knows about the process, but he is worried if the plan meets guidelines and passes, but then there is an issue, it becomes his issue. Agarwal and Huyck said that they would be glad to visit with Timm individually to address any concerns he may have regarding stormwater runoff and any affects to his property.

No further questions or comments were made.

Motion by Peplow, seconded by Fisher, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Public hearing closed at 7:18 p.m.

Opitz asked if the staff comments were shared with the applicant. Gottsch said yes. Opitz stated that Bill Seidler Jr., city attorney, had several comments. Gottsch noted that Seidler inserts “standard” comments on developments related to SIDs so that everyone is aware of how they work and items that need to be considered, such as the maintenance of the SID, as well as annexation of adjoining property, etc.

Kulm asked about the other things that were mentioned in the staff comments that need to be addressed. Gottsch stated that these items have to be addressed prior to the final plat.

Agenda Item 8. New Business

- A.** Motion by Peplow, seconded by Opitz, to recommend approval, subject to staff recommendations, of an application for a change of zoning classification filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, requesting a change of zoning classification from AR Agriculture Residential District to LI Light Industrial District on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.
- B.** Motion by Opitz, seconded by Webster, to recommend approval, subject to staff recommendations, of an application for a preliminary plat (Lots 1-4 and Outlots A-D, Springfield Industrial) filed by Tribedo LLC, subdivider, and Arun Agarwal, owner, on property legally described as a tract of land being the E ½ of the NW ¼ of Section 14, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 78.49 acres, and generally located at 150th Street & Fairview Road, Springfield, NE 68059. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried.

Agenda Item 9. Reports and Recommendations: None.

Agenda Item 10. Motion by Chartier, seconded by Webster, to adjourn. AYES: Brazda, Chartier, Fisher, Kulm, Opitz, Peplow, Webster. NAYS: None. Motion carried. Meeting adjourned at 7:23 p.m.

I, the undersigned, Planning Commission Clerk for the City of Springfield, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Planning Commission on November 12, 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.

Ember Davis
Planning Commission Clerk

David Kulm, Planning Commission Chairman

Date

Ember Davis, Planning Commission Clerk

Date