



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, October 14, 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 September 9, 2025, Planning Commission Meeting
5. Public Hearings
 - A. An application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts
6. New Business
 - A. An application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts
7. Old Business
 - A. **Tabled from September 9, 2025.** An application for a change of zoning classification filed by SM2, applicant, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Planned Unit Development District on property legally described as a tract of land being the N1/2 of the SW1/4 of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at 132nd & Main Streets, Springfield, NE 68059 *[staff recommends this item die as the developer plans to submit new data which will require new public hearings prior to consideration]*

- B. **Tabled from September 9, 2025.** An application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main) filed by SM2, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE *[staff recommends this item die as the developer plans to submit new data which will require new public hearings prior to consideration]*
8. Reports and Recommendations
9. Adjournment

**PLANNING COMMISSION MINUTES
October 14, 2025**

Agenda Item 1. Meeting called to order at 7:01 p.m.

Agenda Item 2. PRESENT: Bob Brazda, Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz. ABSENT: Sue Peplow, Jerry Webster.

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

Agenda Item 4. Motion by Chartier, seconded by Brazda, to approve minutes of the September 9, 2025, Planning Commission Meeting. AYES: Brazda, Chartier, Kulm. NAYS: None. ABSTAIN: Fisher, Opitz. Motion failed due to lack of votes. Item will be reconsidered at the November 12, 2025, Planning Commission meeting.

Agenda Item 5. Public Hearings

- A. Motion by Fisher, seconded by Opitz, to open a public hearing to consider an application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None. Motion carried. Public hearing opened at 7:03 p.m.

Dave Jensen stated they currently have a two car detached garage with an attached carport on their lot, which is a little less than half an acre. He noted that they used to utilize Jane's mother's garage on Elm Street, but they recently sold her mother's house, so they now need additional space to store their boat and Christmas decorations. He stated their plan is just to enclose the current carport. However, prior to submitting the building permit application, he noted that city staff informed him that enclosing the carport is not an option based on the current zoning ordinance related to maximum allowable size of detached garages. Jensen said that enclosing the carport would exceed the current maximum allowable size, so he was given the option by the City Administrator to request a text amendment to the Zoning Ordinance.

Ember Davis, Planning Commission Clerk stated that the Jensen's lot is over 20,000 square feet. Davis noted that the current Zoning Ordinance subsection 4.14.09 defines the maximum allowable size of detached garages based on size of lot, and there are currently three categories. The largest maximum allowable size is 1,296 square feet for any lot in the noted Residential Districts greater than 17,000 square feet. Davis reiterated that the request is to modify lot size related to the maximum allowable size of 1,296 square feet to be a range of 17,000 to 20,000 square feet and then to add a new category for lots greater than 20,000 square feet and allow a maximum allowable size of 1,440 square feet. This change will allow the Jensen's to enclose their current carport.

Opitz asked why Residential Business (RB) was included in this subsection. Davis stated that the noted Residential Districts are in the current Zoning Ordinance subsection, and we are not requesting a change to the Districts included in this subsection at this time.

Kulm asked if the current carport has footings and if edging will need to be added. Jensen stated he may need to add footings, but that will be determined during the building permit process.

No further questions or comments were made.

Motion by Fisher, seconded by Chartier, to close the public hearing. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None. Motion carried. Public hearing closed at 7:11 p.m.

Agenda Item 6. New Business

- A.** Motion by Opitz, seconded by Fisher, to recommend approval of an application for a text amendment filed by Dave and Jane Jensen, 710 Main Street, Springfield, NE to amend Springfield Zoning Ordinance Article 4 General Provisions, Section 4.14 Accessory Building and Uses, Subsection 4.14.09 to revise the maximum allowable size of a detached garage based on lot size in the R-92, R-87, R-50, R-30, and RB Residential Districts. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None. Motion carried.

Agenda Item 7. Old Business

- A.** Planning Commission agreed to let the application for a change of zoning classification filed by SM2, applicant, and Centipede LLC, owner, requesting a change of zoning classification from Agriculture Residential to Planned Unit Development District on property legally described as a tract of land being the N1/2 of the SW1/4 of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at 132nd & Main Streets, Springfield, NE 68059 die. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None.
- B.** Planning Commission agreed to let the application for a preliminary plat (Lots 1-312 and Outlots A-I, Village on Main) filed by SM2, subdivider, and Centipede LLC, owner, on property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 76.50 acres, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE die. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None.

Agenda Item 8. Reports and Recommendations: None

Agenda Item 9. Motion by Chartier, seconded by Opitz, to adjourn. AYES: Brazda, Chartier, Fisher, Kulm, Opitz. NAYS: None. Motion carried. Meeting adjourned at 7:14 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 October 14, 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