



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION MEETING

Tuesday, December 9, 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 November 12, 2025, Planning Commission Meeting
5. Appoint Officers for 2026 – Chairman, Vice-Chairman, Secretary
6. Approve 2026 meeting calendar
7. Old Business
8. Public Hearings
 - A. An application for a request for zone change filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, requesting a change of zoning classification from AR Agriculture Residential District to MU Mixed Use District PUD Planned Unit Development District 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 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
 - B. An application for a preliminary plat (Lots 1-310 and Outlots A-K, Village on Main) filed by SM2 Sudbeck Development, 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 76.56 acres, more or less, and generally located at the southeast corner of 132nd & Main Streets, Springfield, NE 68059
 - C. An application for a conditional use permit filed by SM2 Sudbeck Development, subdivider, and Centipede LLC, owner, to allow for a unique mix of residential lots and styles to provide a variety of home types and price points in the Mixed Use Zoning District 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

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9. New Business

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10. Reports and Recommendations

11. Adjournment