



PLANNING COMMISSION AGENDA

Tuesday, February 14, 2023 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 – Elizabeth Chartier, Kyle Fisher, David Kulm, Jim Opitz, Susan Peplow, David Skorcz, Jerry Webster
3. Approve Meeting Agenda
4. Approve Minutes of the January 10, 2023, Planning Commission Meeting
5. Public Hearings
 - A. **Continued from January 10, 2023.** Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners, requesting the following items (i thru ii) all on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:
 - i. Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial
 - ii. Zoning change from Agricultural Residential to Light Industrial
 - B. Application filed by BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road
6. New Business
 - A. Application filed by BHI Development, applicant, and Mary T. Torczon, property owner, amending the Springfield Comprehensive Plan changing the future land use designation from Low Density Residential to Industrial on Lot 2, Gruhn Acres Replat 1, located in the

East ½ of the Northwest ¼, Section 12, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 71.23 acres; and generally located southeast of Hwy 50 and Capehart Road

7. Old Business

A. **Tabled.** Applications filed by Opus Development Company, LLC, applicant, and Alvin and Nancy Glesmann, property owners requesting the following items (i thru ii) all on property legally described as the West One-Half of the Northwest Quarter of Section 12, Township 13 North, Range 11, East of the 6th P.M., in Sarpy County, Nebraska; except the land conveyed in Book 73, Page 89 filed November 14, 1953; except land in 2004-35577 filed September 15, 2004; except land in 2004-35578 filed September 15, 2004; except land in 2004-43112 filed November 10, 2004; and except land in 2019-04204 filed March 6, 2019; consisting of approximately 72.27 acres; and generally located on the southeast corner of Hwy 50 and Capehart Road:

i. **Tabled.** Comprehensive plan amendment changing the future land use designation from Low Density Residential to Industrial

ii. **Tabled.** Zoning change from Agricultural Residential to Light Industrial

8. Reports and Recommendations

9. Adjournment