

Village of Eagle
Planning Commission Meeting Minutes
April 27, 2022 Start Time 7:00 P.M.
Eagle Fire & Rescue Department- 705 S 1st Street, Eagle, NE

The April 27, 2022 Planning Commission Meeting was called to order at 7:02 P.M. by Chairman, Terry Caddy. The chairman made the announcement that the Open Meetings Act is posted on the east wall of the Fire Hall meeting room and that the meeting announcement and agenda were posted at the announcement boards located at the Eagle Park, Village of Eagle Office, and the Village of Eagle Fire Department.

Roll call of Planning Commission Members present included: Terry Caddy, James Dobbins, Justin Davison, Willa DiCostanzo, and Ashley Moyer as well as an alternate of Marcus Hochstein. Randy Todd and Robin Sinner were absent. Additional attendees included: Joe Flaxbeard, Raymond Althouse, Barbara Johnston, Maureen Caddy and John Surman.

The first item of business is to approve the previous meeting minutes as amended. Hochstein motioned to approve and DiCostanzo seconded. Motion is carried with 6 members of the planning commission voting in favor.

Hochstein - yes
DiCostanzo – yes
Davison – Yes
Moyer – Yes
Caddy – yes
Dobbins - yes

Public Hearing opened at 7:06pm for the purpose of hearing testimony concerning a Preliminary Plat / Subdivision Agreement for property consisting of ± 33.798 acres located in Tax Lot 36, located in part of Tax Lot 22, in the East Half of Section 19, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska.

Flaxbeard opened with addressing the 5 requested changes in the last meeting.

1. Lot sizes have been updated to meet design minimum of 9,000 sq. ft.
2. The developer is opting to pay the park fee of \$1,500 per lot
3. They added an additional north stub out to comply with maximum block length of 1,200 feet
4. Increased the width of development entrance from 16th to 17th street.
5. Incorporated cul-de-sac islands to comply with design standards.

In addition, Flaxbeard discussed that he reviewed the recommendation from the Lower Platte South NRD as well as the phase II water plan and is in agreement of their recommendations if the project is to move forward.

Caddy then stated he visited with the school and they had to re-schedule the meeting with them in regards to the development for 5/5 from 5-6pm. He also spoke with Debbie Dowding about the transportation of students to and from school. It is the schools policy that they aren't required to bus kids that are within a 4 mile radius from the school. They deemed that it was unsafe for children to cross highway 34 or travel down 214th street to get to the school from Eagle Lake or South Meadows, which is why they have designated pickup locations in both developments. If this development requires an additional bus there is no way for the district to provide this as there's already a shortage of drivers.

Hochstein gave his suggestion that he would like to see sewer in the green space on the south and west side of the residential streets to ensure there isn't an issue with street closures due to future repairs needed. Caddy followed up stating the sewer lines should be able to have liners installed to repair any leaks. Hochstein then addressed the supply line because you can't line that if it were to be damaged and it would require them to replace the lines rather. He proposed the supply lines to be on the north and east sides of the streets in the green space and sewer again on opposing sides of the street.

Flaxbeard responded that he spoke with the Village to follow Omahas standards which would have water mains in the green space and the sanitary sewer down the center of the street which would allow the proper safe distance between the two.

Barbara Johnston with Snyder & Associates agreed with Flaxbeard on following Omaha's standards for water supply and sanitary sewer lines.

Hochstein then suggested to extend the water supply lines in the roundabouts all the way to the end rather than ending the supply line mid way through the circle.

Caddy asked the Planning Commission Committees recommendation to the Village board in regards to: the sanitary sewer down the middle of the road or in the green space.

Hochstein – suggests green space

DiCostanzo – suggest middle of road

Davison – suggest middle of road

Moyer – suggest middle of road

Caddy – suggest middle of road

Dobbins - suggest middle of road

Caddy asked the Planning Commission Committees recommendation to the Village board in regards to: lot sewer pipe stubs to be turned up at the end of it using 2-45 degree fitting with at least 12 inches between them and a 4 to 5 foot piece of pipe going vertically up.

Hochstein – yes

DiCostanzo – yes

Davison – yes

Moyer – yes

Caddy – yes

Dobbins - yes

Caddy asked the Planning Commission Committees recommendation to the Village board that:
The water supply lines should be extended all the way through the cul-de-sac.

Hochstein – yes

DiCostanzo – yes

Davison – yes

Moyer – yes

Caddy – yes

Dobbins - yes

The next item discussed were the two waivers requested by the developer:

1: Waiver of two entrances into the development off of 202nd because the limited road frontage on 202nd to the development.

2: Waiving the requirement of the max block length being 1200 feet along the block that backs up to the bike trail.

Hochstein motioned for the waiver of requiring two entrances and limiting it to one entrance for Eagle Landing subdivision as all three terms have been met to grant the waiver. DiCostanzo seconded. Motion carried with all voting in favor.

Hochstein – yes

DiCostanzo – yes

Davison – yes

Moyer – yes

Caddy – yes

Dobbins - yes

Davison motioned for the waiver of the maximum block length of 1200 feet for the block backing up to the bike trail as all three terms have been met to grant the waiver. Caddy seconded. Motion carried with all voting in favor.

Hochstein – yes

DiCostanzo – yes

Davison – yes

Moyer – yes

Caddy – yes

Dobbins - yes

Caddy addressed the options for providing water to the development.

Option 1: Subdivision would connect at their expense from the fire hydrant at 202nd and Olivia Dr. and install a line from that hydrant to the new development running under 202nd street.

Johnston provided an estimated cost for this of \$180,000-\$200,000. If this is the route taken for water supply we would have a possible pressure issue, which minimum allowed is 35 pounds.

Anticipating a drop in pressure due to new homes needing a lot of irrigation for not only typical

household functions but also irrigating their lawns it would most likely reduce the pressure below the legal minimum even if we installed a booster pump at an estimated cost of \$575,400.

Option 2: Create a looping system which would have a water line hook in at 5th and A Street in town and run down A street to the development entrance at 202nd and also go down 202nd to Olivia Dr so the system was looped all the way around together. This would help us maintain our water pressure needs based on the system being looped together. The cost for this would be \$598,800. The two advantages of the looping system is that it allows us to maintain our minimum pressure for our fire requirement and we can tap into it in the future if we develop along A street north of town as the line would already be installed.

The next item is sewer at Eagle Landing and connecting into our current system. The development would need a lift station to pump the waste from the development to the west lift station located at 11th street. We would need a larger lift station and the cost of this lift station and the increase of the sanitary sewer line from 2" to 4" is \$529,000.

After discussing Caddy asked the planning commission members who lived in town what they would recommend to the Village Board for the cost share of the water system and lift station needed. Hochstein, Dobbins, Davison, and Moyer all stated they felt a cost share for the looping water system and the lift station should be 80% developer cost and 20% Village cost.

Caddy closed the public hearing at 8:55pm.

DiCostanzo motioned to approve the Preliminary Plat / Subdivision Agreement for property consisting of ± 33.798 acres located in Tax Lot 36, located in part of Tax Lot 22, in the East Half of Section 19, Township 10 North, Range 9 East of the 6th P.M., Cass County, Nebraska, subject to waivers and the recommendations of culdesac water being extended through the entire cul-de-sac, sewer line under middle of the street, stub up on sewer on each lot, package for water supply being a full looping system and lift station improvement with cost-share of 20/80. Hochstein Seconded. Motion carried with all voting in favor.

Hochstein – yes

DiCostanzo – yes

Davison – yes

Moyer – yes

Caddy – yes

Dobbins - yes

The decision will be forwarded to the Village of Eagle.

Seeing no further items of business the Planning Commission Meeting was adjourned at 9pm.

A recording of this meeting was made and is available at the Village of Eagle Office.