

Village of Eagle
Planning Commission Meeting Minutes
April 6, 2022 Start Time 7:00 P.M.
Eagle Fire & Rescue Department- 705 S 1st Street, Eagle, NE

The April 6, 2022 Planning Commission Meeting was called to order at 7:01 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.

Public Hearing opened at 7:07pm for the purpose of hearing testimony concerning a zoning change and amendment of the Eagle Zoning Map from AG (Agricultural) to RS (Residential Suburban) for + 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 g East of the 6th P.M., Cass County, Nebraska.

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

The first item of business was to vote in the Chairperson, Vice Chair and Secretary. Dobbins moved for Terry Caddy to be renamed as Chairperson, Marcus seconded motion. The vote was taken and the motion was approved with 6 members of the Planning Commission voting in favor.

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

Davison moved for Willa DiCostanzo to be named as Vice Chair, James seconded Motion. The vote was taken and the motion was approved with 4 members of the Planning Commission voting in favor.

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

DiCostanzo moved for Justin Davison to be named as Secretary, Dobbins seconded motion. The vote was taken and the motion was approved with 5 members of the Planning Commission voting in favor.

Hochstein - yes
DiCostanzo – yes
Davison – Yes

Todd – Yes
Caddy – yes
Dobbins - yes

The next item of business is to discuss a zoning change and amendment of the Eagle Zoning Map from AG (Agricultural) to RS (Residential Suburban) for + 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 g East of the 6th P.M., Cass County, Nebraska.

Michelle Zimmerman and Joe Flaxbeard discussed their history of developing lots in the Gretna community and this would be similar. Umland asked about water supply and Flaxbeard assured it wouldn't be any type of well system and the development would be connected to public water.

Caddy brought up discussion points:

- 1: Development would need a second entrance on north of subdivision. Which would be the indicated road on the preliminary plat named 19th Ave. stubbed to the north to exit the development.
- 2: C. Street; we already have a C Street and would like different names to not confuse what is currently named in town. Flaxbeard stated that names of streets can be changed and there is no issue with changing it. They were initially just trying to keep the streets in line with what we have to be a continuance of town and not separate.
- 3: There is no second entrance which is currently required. Flaxbeard asked for waiver of 2 entrance requirement due to small access on 202nd which is the front of the development. Along with this request there was a request for the waiver of the 600' block length requirement.
- 4: Caddy asked about the ADA compliance and entrance to the bikepath from the development. Per Flaxbeard there will be an ADA accessible access where outlot B on the plat is.
- 5: Who is responsible for sidewalks. Per Flaxbeard in other projects they have the builder be responsible for sidewalk installation on lots that they build on. The SID would then be responsible for the sidewalks on non-residential vacant lots.
- 6: Park area requirements: Caddy informed Flaxbeard that there are park space requirements for the development based on the number of homes/residents. If they don't supply adequate required greenspace we have a \$1,500 per lot fee for not providing green space in development.
- 7: Maureen Caddy addressed: Lot size requirement is 9,000 square feet and there are a few lots that don't meet this requirement. Flaxbeard stated he will adjust lots that don't meet this minimum requirement and update the plat.
- 8: Terry Caddy addressed the water pressure may be an issue and a booster may need to be installed. As previously stated the developer plans to connect into Eagles current water supply at 202nd and Eagle Rd. and they would then provide a booster pump to increase water pressure if required by the village. This would be a cost to the SID not only including install but also for repairs to the water system within the development.
- 9: Sewer Connection is currently at 202nd and Olivia. So, the developers are wanting to run a sewer line from development entrance to Olivia down 202nd and connect into that existing line.

Randy Todd brought up the safety of children traveling to school and if they would be providing a cross walk to get them across 202nd. Discussion in regards to whether kids would walk or be bussed due to the distance will have to be addressed.

Dobbins moved to change zoning from AG to Residential Suburban, conditioned upon approval of final plat, Davison seconded. The motion was carried with 4 members of the Planning Commission voting in favor.

Hochstein - yes

DiCostanzo – yes

Davison – Yes

Todd – No
Caddy – yes
Dobbins - yes

Terry moved to recess until April 27th at 7pm at the Eagle Fire Department. Willa Seconded.
The vote was taken and the motion was approved with 5 members of the Planning Commission voting in favor.

Hochstein - yes
DiCostanzo – yes
Davison – Yes
Todd – 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 8:53pm.
A recording of this meeting was made and is available at the Village of Eagle