

Eagle Planning Commission Meeting Minutes
Eagle Fire and Rescue Department - 705 S 1st Street
April 22, 2026 - 7:00 PM

The April 22, 2026 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 Eagle Park, Village of Eagle Office, and the Eagle Fire Department.

Roll call of Planning Commission members present included: Terry Caddy, Willa DiCostanzo, Travis Moore, Randy Todd, Terry Skokan, and Jeramiah Lippold. Ashley Moyer was not present.

First order of business on the Planning Commission agenda. The reorganization of the 2026 planning commission.

- a. Election of Officers:
 - i. Chairperson: Todd nominates Terry Caddy as chairman.
 1. Willa motioned to cease nominations
 2. Todd Seconded
 3. Vote: All in favor of Caddy's nomination. Caddy chairperson.
 - ii. Vice Chairperson: DiCostanzo nominated by Todd; Todd nominated by Caddy.
 1. Went to a vote via ballot.
 2. Vote tally's Todd 4, DiCostanzo 2
 3. Todd voted as Vice Chairperson
 - iii. Secretary: DiCostanzo nominated Moore. Moore declined.
DiCostanzo asked Skokan if they were interested. Skokan declined.
Moore nominated DiCostanzo:
 1. Roll call vote: all in favor of DiCostanzo's nomination.
DiCostanzo nominated.

Close regular meeting 7:07.

Open Public Meeting for the purposes of hearing testimony concerning item number two on the agenda. An Application for Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.

1. Discussion from developer's engineer Joe Flaxbeard on the preliminary plat identified 260 total dwelling units, 84 of those currently being considered as townhomes. Larger lots along Hwy 34 considered commercial. There's a drainage channel through here as you go through the property where we've done the preliminary sizing for the culvert crossing at the road. Developer made accommodations to connect our public street network to 4th St. that was dedicated and constructed when Dollar General was built. There are additional road connections at the edges of our property for future development connectivity. There are detention basins at points where stormwater would exit our site complying with the Village of Eagle's detention requirements for our drainage study. Developer has talked to many builders and they wanted to offer a variety of lot sizes. Developer and Village engineer – Barbara/Sam have been in discussions back and forth with additional comments from initial submission and they are corresponding as such.

Request from Caddy to discuss H Street.

2. Developer discussed H street is right in and right out per NDOT guidance. 4th street will be the access point for left and right out. NDOT is also requiring a right turn lane off of 34 into the development and that has been included in preliminary plan. A median is also drawn in from H street to deter people from a left turn out of H street.
3. Request from Caddy to developer to have something in writing from NDOT about right turn access from NDOT.
 - a. Joe identified he could provide some documentation that would satisfy Caddy's request but not explicit language from NDOT.
4. Planning commission broad discussion about traffic flow in and out of development, pedestrian crossings.
 - a. Flaxbeard identified he would bring up pedestrian crossing with NDOT to see what response might be.
5. Caddy request to Flaxbeard about Residential urban (R-2) vs Residential suburban (R-1).
 - a. Flaxbeard identified all the lots fell into the Residential Urban zoning requirements so that is why they looked at labeling them R-2 for greater flexibility instead of splitting.
6. Caddy asked Flaxbeard about townhome details. Flaxbeard didn't know details about design or build of townhomes.

- a. Caddy brought up parking as a consideration for future discussions for planning commission to consider as well as restrictions on street parking to one side only.
7. Caddy asked village engineer Barbara about water pressure in town homes. Water pressure was adequate.
 - a. Caddy asked if Flaxbeard had discussions with Rural Water on a buyout yet. Flaxbeard identified not yet but will when plat moves forward.
8. Todd asked about park space and percentage pay of lots?
 - a. Flaxbeard requested guidance on this definition in writing. Village legal counsel identified that she would send it to Flaxbeard for his review/understanding. Identified this in 3.1 of the zoning book.
9. Caddy recommended to Planning Commission the need for future park space to be included in future developments (to the east) of this property. Recommended planning commission look to have 15-20 acres set aside. If development money is paid to village, board should set it aside for future park development.
10. Discussion of what constitutes park ground or not from Caddy. Additional commission discussion. Legal Counsel- Maureen identified Village Board would be ultimate decision makers on parks space requirements to developer.
11. Todd asked about water pressure and capacity. Village engineer Barbara identified according to the study it would be at capacity when this is developed. Additionally waste water will need facility once all lots are developed.
 - a. Caddy recommended that the board take preventative steps to develop a plan for these items before it gets too close to the full development of properties.
12. Discussion of waiver of block length on the initial application (number three on preliminary plat).
 - a. Discussion between legal counsel, village engineer to planning commission that block length was alright but wanted to identify if there were additional pedestrian crossing needed.
 - b. After review by Village Engineer of topography, they agreed with the developer engineer that that topography doesn't allow for a pedestrian crossing.
13. Identification from Flaxbeard and Caddy that the commercial lots will not be a part of the SID and they can be annexed into the Village of Eagle as soon as desired.

Public meeting closed on item number two on the agenda at 8:25 pm.

Moved to item number four on the agenda. Opened Public meeting at 8:27 for the purposes of testimony concerning amendment to section 2.02.500 and section 5.08.05 of the Eagle

zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.

1. Hestermann – Village Building and Zoning Administrator identified that the code was missed from the 2007 to the current update of the zoning regulations. This change is to update and correct the error in the documents.
2. Village engineer – Barbara- concurred that the changes need to be made.

No questions or public discussion. Caddy ended Public Hearing on agenda item number four at 8:32 pm.

Caddy opened Planning Commission meeting at 8:33 to address agenda item number 5 to discuss/possible action on the approval/recommendation of amendments to section 2.02.500 and section 5.08.05 of the Eagle zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.

1. Moore motioned to approve the amendment to section 2.02.500 and section 5.08.05 of the Eagle zoning Ordinance as the same relates to the definition and lot requirement of Townhomes/condominiums.
2. Skokan seconds it.
3. Discussion- none
4. All commissioner members in favor – motion carries.

Caddy moved to agenda item number three discussion possible action: Approval/recommendation of an Application to Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.

1. Discussion from Village of Eagle legal counsel if we can move forward with the waiver at this time or if we have to have another hearing. Counsel clarified we can take care of waiver during this meeting.
 - a. Planning commission reviewed the conditions under 8.01.018.01.02 and 8.01.03.
 - b. Concurrence from village engineer that the topography won't work for the pedestrian crossing.
2. Moore made a motion all right then make a motion to determine if the conditions under 8.01.018.01.02 and 8.01.03 have been met and granted the waiver request as requested in the application.
 - a. Skokan seconded.
 - b. No discussion.
 - c. Vote: all aye, motion carried.

3. Legal counsel identified on final plat review the zoning changes would need to be made by the planning commission. This was her recommendation not to put in preliminary plat but instead put it in the final plat review.
4. Moore recommended approval of an Application to Preliminary Plat submitted by MDC Eagle One, LLC, pertaining to the 80.731 acres located in part of the Northeast ½ of section 29, Township 10 North, Range 9 of the 6th P.M., Cass, County, Nebraska.
 - a. Lippold seconded
 - b. Discussion- none
 - c. Vote: Caddy, DiCostanzo, Moore, Skokan and Lippold – Aye; Todd- nay.

Meeting adjourned at 9:15 p.m.