

AGENDA
VALLEY CITY COUNCIL
May 18, 2021 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. PUBLIC HEARINGS
 - A. REZONING - TIM GEIS PROPERTY
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council
 - B. CONDITIONAL USE PERMIT - THE GATHERING PLACE
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council
4. Adjourn

Representative

Apr. 28 - 26 Ins

REGISTRATION OF TRADE NAME

Trade Name: Kaku Trade

Name of Applicant: Yin Kuo

Address: 12206 poppleton plz, apt 236 Omaha NE 68144

Applicant is: Individual

If other than an Individual, state under whose laws entity was formed:

Date of first use of name in Nebraska: March 1st, 2021

General nature of business: Retail, Wholesale

/s/ Yin Kuo
Signature of Applicant or Legal Representative

May 5 - 26 Ins

REGISTRATION OF TRADE NAME

Trade Name: 4G Alarms and Communications

Name of Applicant: Brian Noland

Address: 1941 s 42nd street, suite 418, Omaha, NE 68105

Applicant is: Individual

If other than an Individual, state under whose laws entity was formed:

Date of first use of name in Nebraska: 9/1/2011

General nature of business: Alarm installs

/s/ Brian Noland
Signature of Applicant or Legal Representative

May 5 - 27 Ins

MISC.

NONE

COMMUNITY NOTICES

VILLAGE OF WATERLOO REGULAR MEETING PROCEEDINGS MARCH 9, 2021

The Board of Trustees of the Village of Waterloo met for a Regular Meeting on March 9, 2021 at 7:00 pm in the Village Office, 509 S. Front Street. The Board met in person and by Zoom teleconferencing. Present were Chairperson Travis Harlow and Trustees Rotert, Sass and A. Harlow. Trustee Rochford was absent. Attorney Bunger and Clerk Smith were also available.

Chairperson Harlow called the meeting to order at 7:00 pm and stated the location of the Open Meetings Act. Notice of the meeting was duly exercised and mailed per the bylaws.

Minutes from the February 9, 2021 Special Meeting, February 9, 2021 Regular Meeting, and February Treasurer Report were approved as presented.

The following bills were approved by vote:

Cheryl Benke- cleaning 340, Best Buy- supplies 1299.98, Black Hills- heat 1276.66, Ken Bunger- attorney fees 1275, Collaborative Summer Library Program- supplies 223.17, Core & Main- water meters 4465.46, Cox- phone 1427.19, Tim Donahue- supplies 55.29, Great Plains Uniforms- uniforms 126, Jeremy Hike- IT support 180, Ingram Library Services- books 1262.96, Inspiration Press- supplies 50, JD's Carwash- cruiser 119.85, Julie Jorgensen- petty cash 94.58, Lincoln National- life insurance 312.12, Lyman Richey- supplies 447.19, MAPA- housing rehab program 5967.49, Marco- copier 70.66, Menards- supplies 24.75, MUD- cost of water 7338.17, Micromarketing- books 44.99, Mutchie Lawn- spraying costs 223.25, NHS- an-

NOTICE OF MEETING CITY OF VALLEY
TUESDAY, MAY 11, 2021 7:00 P.M.
VALLEY CITY HALL
203 N. SPRUCE STREET, VALLEY, NE

Notice is hereby given that a meeting of the City Council of the City of Valley, Nebraska will be held on Tuesday, May 11, 2021 at 7:00 p.m. at Valley City Hall. Public Hearing will be held on the following:

THIS REZONING REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT so there will be no Public Hearing held at this meeting.

Rezoning of 223 W. Meigs Street – Waldron Acres Addition Lot 1 block 0 Irregular (4.28 Acres) – From Residential (RM) to Transitional Agriculture (TA).

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).
 Cheryl K. Eckerman, Assistant Clerk

May 5 - 27 Ins

NOTICE OF MEETING CITY OF VALLEY PLANNING COMMISSION
MAY 18, 2021 4:30 P.M.

Notice is hereby given that a meeting of Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on Tuesday, May 18, 2021 at 4:30 p.m. at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Rezoning – Lands Section 31, Township 16, Range 10, Ex State Hwy – S 1/3 of the SE ¼ of the NE ¼, of the 6th P.M. in Douglas County, Nebraska – from Transitional Ag (TA) to Highway Business (C-3)
2. Conditional Use Permit – Mayne – C E – 1st Add Lot 7 Block 2- (101 E. Gardiner Street), Valley, Nebraska – To allow for a church (The Gathering Place) to be located in a C-2 Zoning District.

An agenda kept continuously current shall be available for public inspection at Valley City Hall.
 Larry Bottger, Chair

May 5 - 29 Ins

high school facilities in Valley, Nebraska, including a middle school addition, a fine arts classroom addition, an auditorium and restrooms/concessions for the softball field complex, (ii) renovate portions of the existing middle school/high school facilities, including the middle school, weight room, wrestling/cardio room and high school locker rooms, and (iii) acquire and install the necessary furniture, equipment, apparatus and site improvements for such additions and facilities (collectively, the "Project"); said bonds to be issued from time to time, to be sold at such prices, to bear interest at such rates, to become due at such times, and to have such other terms and provisions, all as may be fixed and determined by the Board of Education of the District; and

"Shall the District cause to be levied and collected annually a special levy of taxes against all the taxable property in the District sufficient in rate and amount to pay the principal of, the premium, if any, and the interest on said bonds as the same become due?"

FOR said bonds and tax

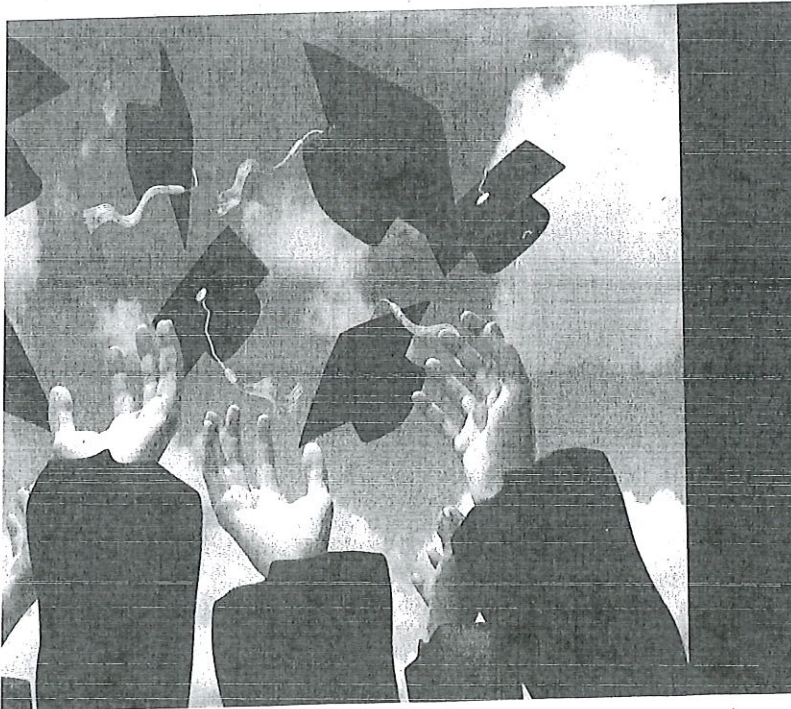
AGAINST said bonds and tax

Qualified electors voting in favor of said proposition shall blacken the oval opposite the words "FOR said bonds and tax" following said proposition, and qualified electors voting against said proposition shall blacken the oval opposite the words "AGAINST said bonds and tax" following said proposition.

A vote "FOR said bonds and tax" means the District will issue its bonds to pay the costs of the Project and will levy a property tax to repay such bonds. A vote "AGAINST said bonds and tax" means no bonds will be issued for the Project and no property tax will be levied in connection with such bonds.

By Mail Election

This election will be an election by mail. Each registered voter residing within the District will receive a ballot by mail at his/her address as it appears on the voter registration register; and therefore no polling places will be open for voting. Ballots will be mailed by the Electric



COMING SOON!

The Douglas County Post-Graduation Edition will be included in next week's

To purchase extra copies, contact our office or stop at

Waterloo: Kelcey's, Plum Creek Country Market or the L

Valley: Dick's Market, Valley Pharmacy or Casey's

Bennington: Cubby's or Casey's (7141 N 156th)

Elkhorn: Family Fare, Bucky's, Rick's Meats or Kwik Shop

Omaha: HyVee (156th & Maple), Casey's (18280 Wright

Douglas County **Post-Gazette** 202
402

APPLICATION FOR A CHANGE OF ZONING

Valley, Nebraska

2-9-21
paid - CC
\$150.00
cc

Date 2-9-21

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Tim Geis Geis Inc Telephone No. 402-740-4440

Applicant's Address 5410 N 292nd Circle Valley Ne, 68064

Present Use of Subject Property Agriculture

Desired Use of Subject Property Change Zoning on Lot #1 & #2 mostly warehousing

Present Zoning Ag < = 20 TA Requested Zoning C-3 - Hwy Business

Legal Description of Property Requested to be rezoned (Rezone Lot #1 & #2 of Future Plat)

Lands Sec - Twn - RGE 31-16-10 - EX State Hwy - S 1/3 SE 1/4 NE 1/4

13.33 AC Farm 1.35 Acres / Lot #1 / 1.35 Acres / Lot #2
Area of Subject Property, Square Feet and/or Acres 13.33 Acres Total

How are Adjoining Properties Used (Actual Use)
North Storage Units South YMCA - Farm Land
East Valley Marine Boat Store West Agriculture Farm Land

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Commercial uses / Adjacent to Hwy
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Compacted Fill to grade
3. What type of sewer and water system will be used? City water & sewer
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Little or no effect to the Area compared to what is already there from existing businesses, NO

Signature of Owner [Signature] or Signature of Agent _____

OFFICE USE ONLY

File No. _____ Fee paid Yes () No () _____

Date _____ Approved _____ Disapproved _____
Chair, Valley Planning Commission.







Date _____ Approved _____ Disapproved _____
Mayor



Geis Parcel



Legend

- Parcels
- Property Lines 
- 2020 Imagery     
- Red: Red
- Green: Green
- Blue: Blue



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
04/27/2021 00:00:00

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

APPLICATION FOR CONDITIONAL USE PERMIT

Valley, Nebraska

paid
5-6-21
CK \$150.00
cc

Date 4/27/2021

Property Owner's Name _____

Address 101 E. Gardiner St

Phone No. 402-880-2542 (Home) _____ (Work)

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure: _____

Legal Description of Property 101 E Gardiner St

for a church - The Gathering Place

Lot Size 6400 (Sq. Ft./ Acres) Zoning District C2

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

Will use have adequate water, sewer and drainage facilities? yes

Will ingress and egress be so designed as to minimize traffic congestion on the public streets/roads? yes

Estimated Cost of Structure \$ 30,000
Applicant's Signature [Signature] Mailing Address PO Box 357

Enclosed: Site Plan _____ Easements _____
Application fee is Non-Refundable.

OFFICE USE ONLY

Permit No. _____ Permit is: _____ transferable, _____ transferable upon review/renewal
Date _____ Approved _____ Approved with Added Conditions _____ Disapproved _____

Chair, Valley Planning Commission

Date _____ Approved _____ Approved with Added Conditions _____ Disapproved _____

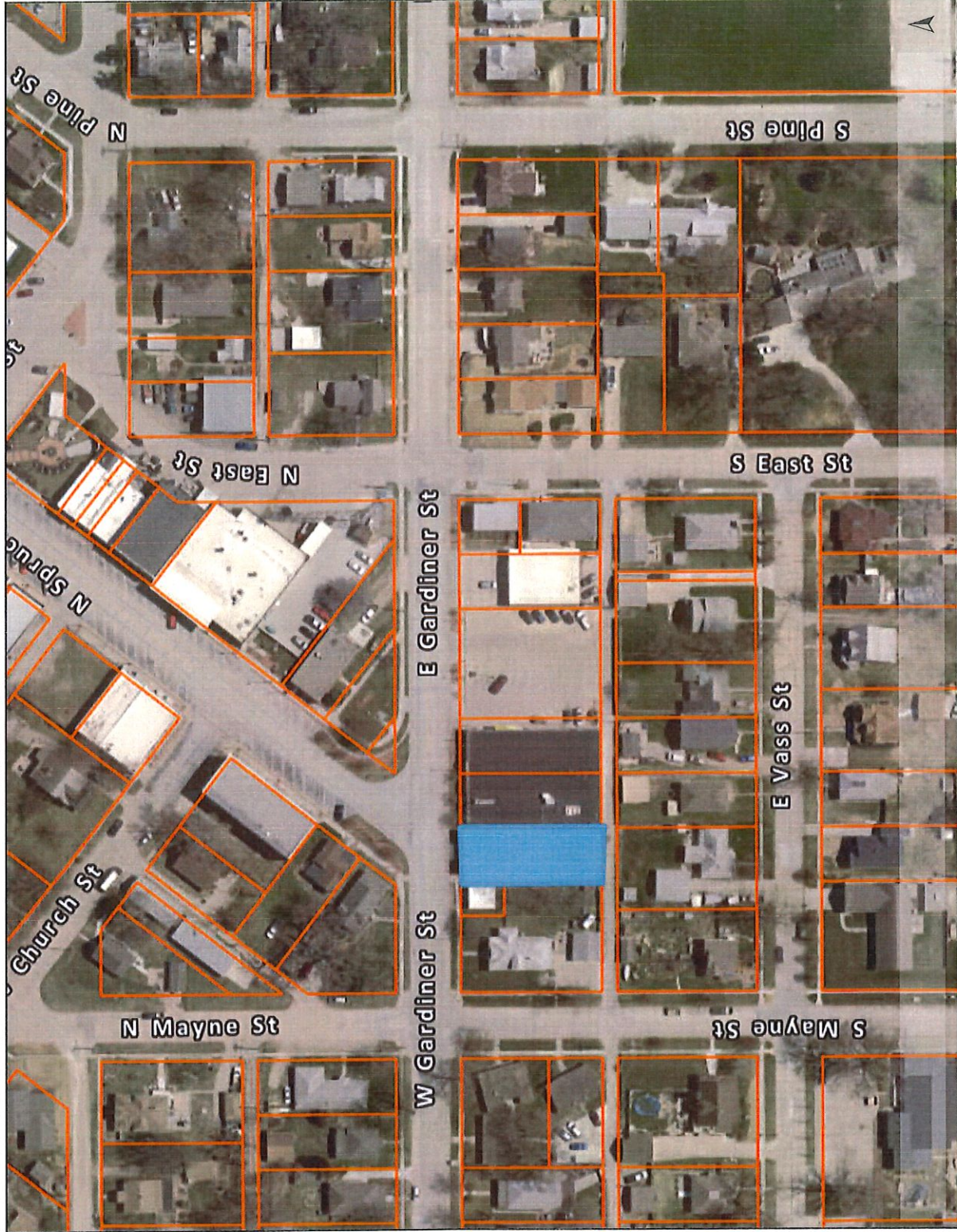
Mayor

ATTEST:
City Clerk
Page 1 of 1

Dated this _____ day of _____, 20__.



Conditional Use for Church



Legend

Parcels

Property Lines



2020 Imagery



Red: Red

Green: Green

Blue: Blue



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

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05/12/2021 00:00:00

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05/07/2020