

WAHOO CITY COUNCIL AGENDA
Thursday, June 5, 2025 - 7:00 PM
City Hall, 605 N Broadway, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 605 North Broadway, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

{{Name: Agenda Item Name}}

Pledge of Allegiance

Advise the public of the location of posting of Open Meetings Act and Title VI information

Roll Call

Public hearings and associated actions

1. Approval of proposed amendment to Wahoo Zoning Ordinance to include recreation facilities as a permitted use in the Lake Wanahoo Conservation District.
2. Approval of the proposed rezone of the property commonly known as 1488 Co Rd 16 from Transitional Ag to Large Lot Residential.

Items Not Requiring a Public Hearing

1. Recommendation to move the date of the Thursday, July 3rd meeting of the Planning Commission to Tuesday July 1st.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of May 1, 2025, meeting.

Adjournment

Section 5.19 LWC – Lake Wanahoo Conservation District

5.19.01 *Intent:*

The intent of this district is to establish development standards that will allow for the continuation of existing land uses while protecting the public's interest. This District shall provide for the possible construction of a flood control and flood mitigation structure on Sand Creek and provide for public outdoor recreation and open space opportunities adjacent to said project. As the primary purpose of this district is the conservation of the area encompassed within this District, as it presently exists, with the addition thereto of a flood control and flood mitigation structure, it is intended that all requests to rezone any of the area within this District shall be permitted only if such requested change or rezoning preserves and/or protects the integrity and character of said District.

5.19.02 *Permitted Uses:* The following shall be permitted as uses by right:

1. Agricultural uses, excluding the expansion of existing or development of new intensive livestock facility operations exceeding one animal unit per acre.
2. Flood control and flood mitigation projects.
3. Public parks and recreational areas.
4. Community buildings and/or facilities owned and/or occupied by public agencies.
5. Signs in accordance with Section 7.06 – 7.09

5.19.03 *Conditional Uses:* A building or premises may be used for the following purposes in the LWC Lake Wanahoo Conservation District if a Conditional Use Permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Single family farm dwellings
2. Accessory structures

5.19.04 *Minimum Area Requirements*

1. Same as TA - Transitional Agriculture District

CITY OF WAHOO, NEBRASKA -- APPLICATION FOR MINOR SUBDIVISION
(LOT SPLIT)

(All items must be filled out completely before acceptance of this application for processing)

1. Owner's Name:
Noha Estate ETAL Vivian Nohy
Vivian Noha
Address P.O. Box 175
Colon, Ne.
Telephone No. (Home) 402-277-0653
(Business) _____

2. Present Use of Subject Property:
Residential/Farmground
3. Desired Use of Subject Property:
Residential/Farmground
4. Present Zoning:
Transitional Ag

5. Legal Description of Property: See Attached Survey

6. Area of Subject Property (square feet and/or acres): 4.62 Acres

7. Exhibits attached to this application: Two copies of Record of Survey prepared by a registered land surveyor, including site plan showing existing structures, and the precise nature, location and dimensions of the proposed minor subdivision.

Signature of owner: V. J. Nohy
or
Signature of Authorized Agent: _____

Date submitted: 5-15-25
Filing fee paid: \$ 50
CRITERIA:
 No new street or alley needed or proposed
 No vacation of street, alley, setback lines, access control or easements
 No significant increase in service requirements (utilities, school, traffic control, street, repaving)
 Street right-of-way complies with requirements
 Easements comply with requirements
 Tracts created have direct access to a street
 Lots or parcels created are in conformance with zoning regulations, and are not substandard size
 Record of Survey meets requirements
This lot split Approved Disapproved on _____ by _____
Building Inspector/Zoning Administrator

NOTE: UPON APPROVAL BY BUILDING INSPECTOR/ZONING ADMINISTRATOR, IT IS THE RESPONSIBILITY OF APPLICANT TO FILE RECORD OF SURVEY AND PAY FILING FEE FOR LOT SPLIT WITH THE REGISTER OF DEEDS.

Recp. 0030466 pd 5/15/25

**CITY OF WAHOO
APPLICATION FOR CHANGE OF ZONING**

Applicant's Name Noha Estate Vivian Noha ETAL Vivian Novotny
Applicant's Address 102 S. 2nd Colon, NE
Phone Number(s): 402-277-0653
Address or location of property to be rezoned 1488 Co. Rd. 16

Legal description of property to be rezoned See Attached

Area of property (Sq Ft or Acres) 4.62 Acres.
Current use of property Transitional Ag. - Agriculture w/house
Proposed use of property Sell off house for Acreage
Present zoning Transitional Ag. Requested zoning Large Lot Residential
Current zoning and use of adjoining properties:
North: Transitional Ag. South: Transitional Ag.
East: " " West: " "

Designated use of property on Future Land Use Map and Wahoo Comprehensive plan: Industrial

Applicant must furnish a survey plat of property proposed to be rezoned, and site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Under the provisions of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a change of zoning. This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by Zoning Regulations.

Date: 5-15-25 Signed: Vivian J. Novotny
Owner or authorized agent
Address: PO Box 175
Colon Ne. 68018
Phone: 402-277-0653

FEE: \$ 250 Receipt # 0030469
Publication fees will be billed to applicant

Date of Hearing (Planning Commission) June 5th, 2025. Approved Denied
Date of Hearing (City Council) _____, 20____. Approved Denied

Zoning Administrator

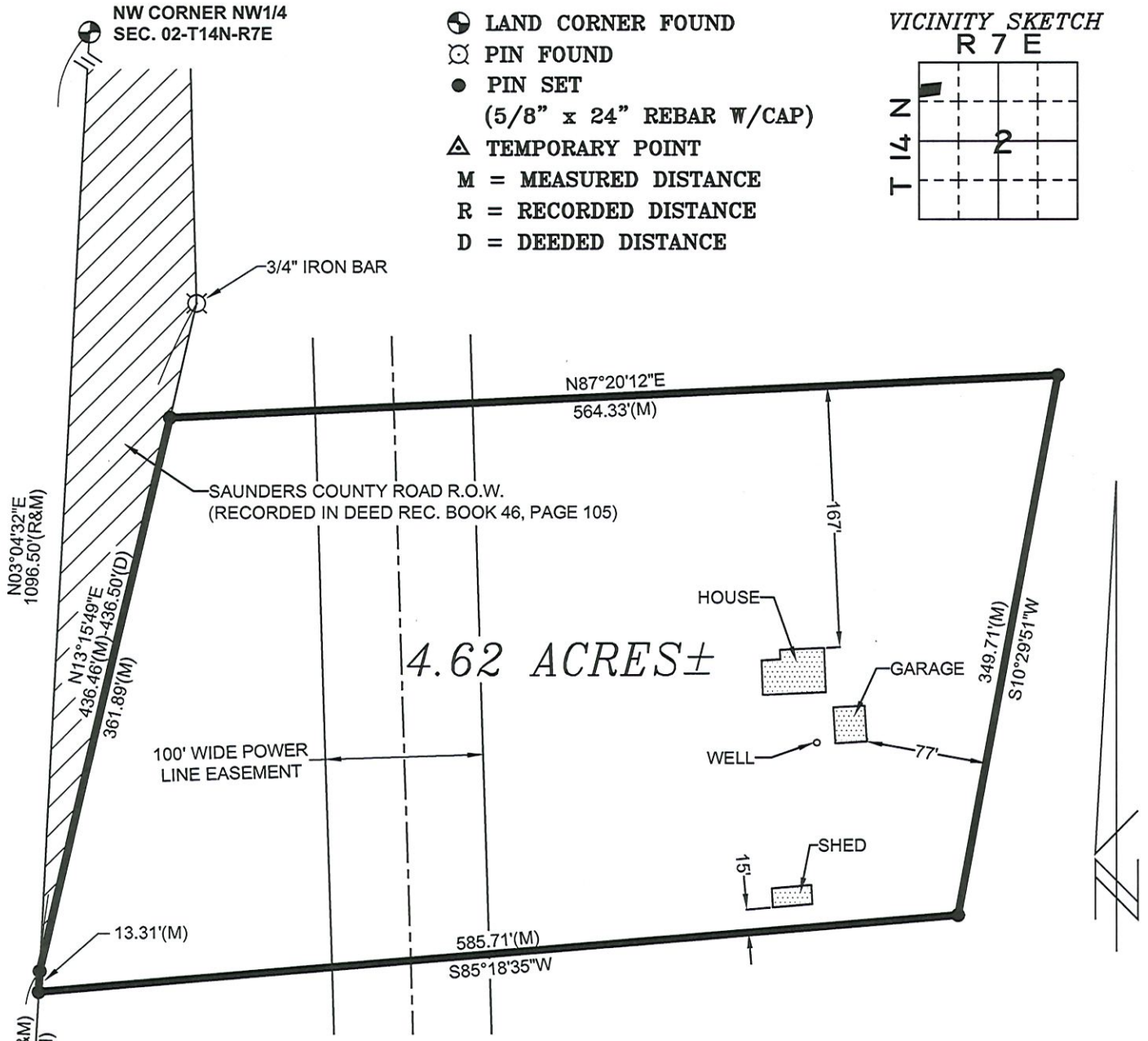
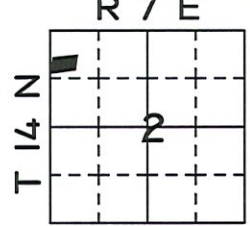
(Rev. 3/27/2018)

Pd 5-15-25

NW CORNER NW1/4
SEC. 02-T14N-R7E

- ⊙ LAND CORNER FOUND
- ⊙ PIN FOUND
- PIN SET
(5/8" x 24" REBAR W/CAP)
- △ TEMPORARY POINT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- D = DEEDED DISTANCE

VICINITY SKETCH



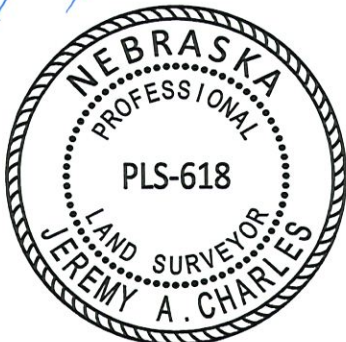
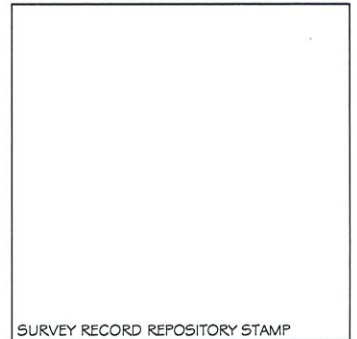
LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, THENCE N03°04'32"E, (ASSUMED BEARING), ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 103.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03°04'32"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 13.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 16 DEEDED TO SAUNDERS COUNTY IN DEED BOOK 46, PAGE 105; THENCE N13°15'49"E, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 361.89 FEET; THENCE N87°20'12"E, A DISTANCE OF 564.33 FEET; THENCE S10°29'51"W, A DISTANCE OF 349.71 FEET; THENCE S85°18'35"W, A DISTANCE OF 585.71 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 4.62 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, NEBRASKA PROFESSIONAL LAND SURVEYOR No. 618, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AS BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP80 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

JEREMY A. CHARLES L.S. 618



CHARLES SURVEYING LLC.
 JEREMY A. CHARLES
 21 N. 3RD CIRCLE
 MEAD NE 68041
 (402) 443-6955

SURVEY RECORD	scale:	1"=100'
	date:	04/14/2025
	drawn by:	JC
	field wk:	JC/CB
	sheet:	1 of 2

PT. NW1/4 NW1/4 SECTION 2 T14N R7E
 OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.

WAHOO PLANNING COMMISSION

Meeting Minutes

May 1, 2025

The Wahoo Planning Commission met in regular session and in accordance with the agenda posted at City Hall, the Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. The meeting was called to order at 7:00 p.m. by Vice Chair Glen Wilcox and opened with the Pledge of Allegiance. The Vice Chair advised the public of the posted information regarding the Nebraska Open Meetings Act and Title VI. The following Commission members were present, answering the roll call: Baumert: Absent, Brooks: Present, Fick: Present, Gabel: Present, Iversen: Absent, Pearson: Present, Pfligler: Present, Wilcox: Absent.

Jerry Johnson, representing the NRD and Lonny Hansen the project financier spoke to the Planning Commission about the intent to use 15 acres of NRD property to build an amphitheater. The location would be partially within the City's Extra Territorial Jurisdiction. Discussion was had regarding intended use, need for storm shelter, and financing of the project. The board was generally in favor of the project.

A motion was made by Jason Gabel, seconded by Jessica Pearson, approve the minutes of the April 7, 2025, meeting. Roll call vote: Baumert: Absent, Brooks: yes, Fick: yes, Gabel: yes, Iversen: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

Meeting adjourned at 8:15pm

Approved:

Christina Fasel, City Clerk
City of Wahoo