

WAHOO CITY COUNCIL AGENDA
Thursday, September 4, 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. Application for change of Zoning for 1677 Co Rd M as filed by Curtis and Sandra Hohn

Items Not Requiring a Public Hearing

1. Review of plan for potential subdivision (Knuth Subdivision, 1st Addition), being considered by Saunders County, to provide any comment on the development to Saunders County.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of the August 7, 2025 meeting.

Adjournment

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

Applicant's Name Curtis & Sandra Hahn
 Applicant's Address 1677 County Road M, Wahoo, NE 68066
 Phone Number(s): (402) 607-9895, (402) 443-5389
 Address or location of property to be rezoned 1677 County Road M
Wahoo, NE 68066

Legal description of property to be rezoned the part of the north half of the NW Quarter of Section 34, Township 15 N, Range 7 E of the 6th principal meridian.

Area of property (Sq Ft or Acres) 5.08 acres

Current use of property Residential

Proposed use of property Residential w/ 2-3 Animals & 10 Chickens

Present zoning R-3 Residential Requested zoning Large Lot Residential-LLR

Current zoning and use of adjoining properties:

North: N/A - Highway 77 South: R3 - Residential

East: ~~R3 Residential~~ IA-Transitional Ag. West: R3 - Residential

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

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: 7/17/2025 Signed: Curtis P. Hahn / Sandra Hahn
Owner or authorized agent
 Address: 1677 County Rd M
Wahoo, NE 68066
 Phone: (402) 607-9895

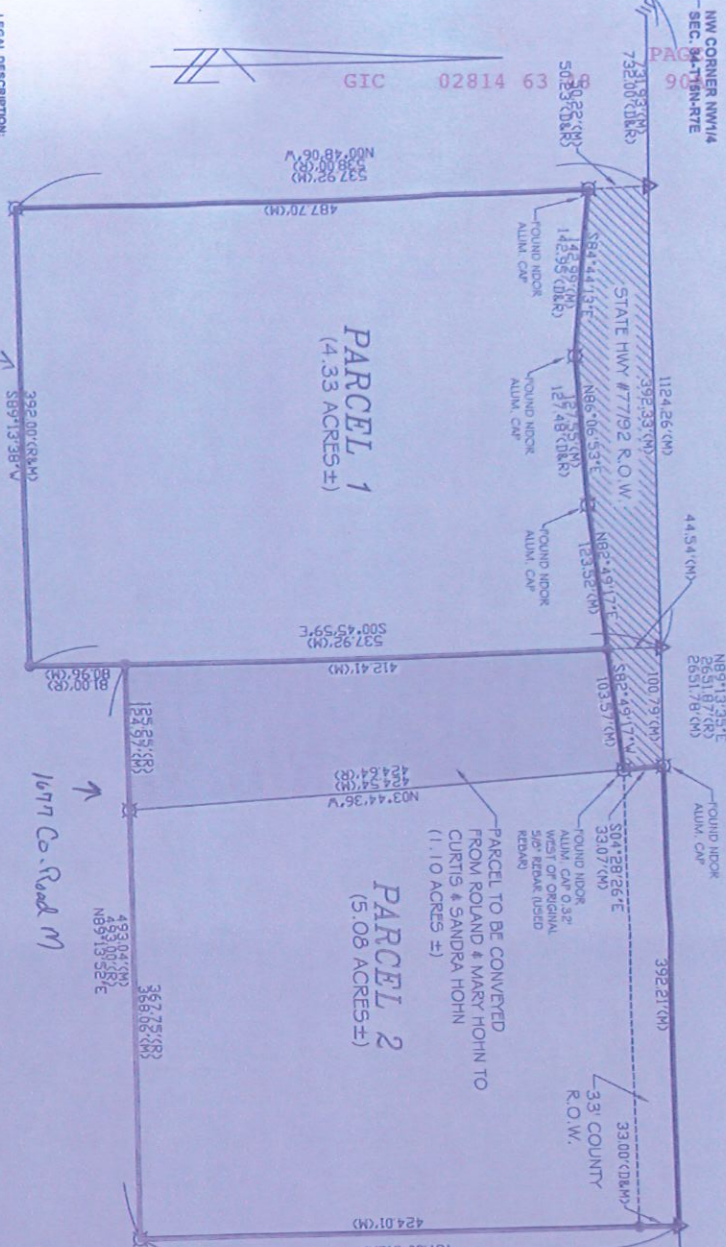
FEE: \$ 250⁰⁰ Receipt # _____

Publication fees will be billed to applicant

Date of Hearing (Planning Commission) _____, 20____. Approved _____ Denied _____

Date of Hearing (City Council) _____, 20____. Approved _____ Denied _____

Zoning Administrator



LEGAL DESCRIPTION:

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, THENCE NORTH 73°26'13.7\"/>

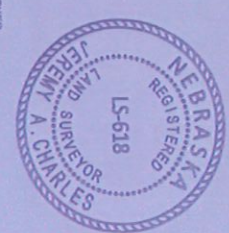
PARCEL 2:
THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, THENCE NORTH 73°26'13.7\"/>

PARCEL TO BE CONVERTED FROM ROLAND & MARY HOHN TO CURTIS & SANDRA HOHN (1.10 ACRES ±)

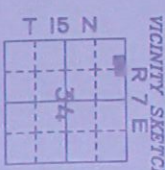
SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, NEBRASKA REGISTERED LAND SURVEYOR NO. 016, DO HEREBY STATE THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF SAID LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A PLAT SAID SURVEY WAS MADE BY ME OR BY AN ASSISTANT UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AS BELIEVED TO BE TRUE, CORRECT AND ACCURATE ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS ON SAID 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 ANGLES ARE DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN ELECTRA PRECISION 5000 OPS, NIKON MODEL DTM-420 TOTAL STATION AND/OR A 500-FOOT SOKKI ANGLE TYPE.

JEREMY A. CHARLES, L.S. 016



- CORNER TIES:**
- NW CORNER NW1/4 FOUND 1" PIPE IN CONCRETE PAVING
 - E 114.07' 50" BEAR
 - SW 68.32' NEAR COR. E. "N" BEAM SIGN POST
 - SE 125.75' CHIEFLD "X" IN TOP RIGHT-OF-WAY MARKER CENTER SLAM CONC. BEARS E. 0.1' ±
 - CL. GRANITE ROAD E. BEARS S. 31' ±
 - NE CORNER NW1/4 FOUND ALUM. CAP
 - NW 51.15' CHIEFLD "X" IN CONC. MANHOLE RING
 - NE 45.71' CHIEFLD "X" IN CONC. MANHOLE RING
 - E 58.79' NEAR COR. CONC. HOWL OF EMERGENCY SPILLWAY



LAND CORNER FOUND

- PIN FOUND (6/8" REBAR - UNLESS OTHERWISE NOTED)
- PIN SET (6/8" x 24" REBAR W/CAP)
- TEMPORARY POINT
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DISTANCE

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

SURVEY RECORD

Book	1-1007
Page	12/27/2024
Drawn by	CB
Check by	JAC/MC
Sheet	1 of 1

Survey from last Dec. 2024

← 1677 county road m wahoo 🔍



Site Plan - high level

Show Detail

📄 🔍 1677 county road m wa 🗣️





1677 county road m wahoo



Page 4 of 5

60321(06)



Apple Maps Legal

Search This Area



Show Detail



Q 1677 county road m wa



Site Plan - Low level

PLANNING AND ZONING DEPARTMENT
SAUNDERS COUNTY COURTHOUSE

Mitch Polacek
Zoning Administrator
mpolacek@saunderscounty.ne.gov

433 North Chestnut Street, Suite 302
Wahoo, NE 68066
(402) 443-8136 Office (402) 443-5709 Fax

To whom it may concern,

Please review this subdivision plat.

The Planning Commission and Saunders County Board will assume that there is no opposition to this subdivision if a comment is not received within 30 days of receipt of this letter.

This subdivision is planned to utilize private individual wells and septic systems.

Address all comments to:

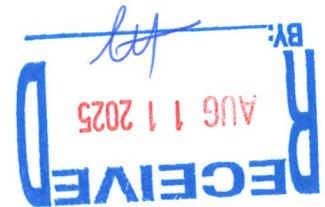
Mitch Polacek
433 N Chestnut St, STE 302
Wahoo, Nebraska, 68066

Or

mpolacek@saunderscounty.ne.gov

Sincerely,

Mitch Polacek
Saunders County Zoning Administrator



APPROVAL OF SAUNDERS COUNTY PLANNING COMMISSION:
THIS PLAT OF KNUTH SUBDIVISION - 1ST ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE SAUNDERS COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____ 20____

CHAIRPERSON, PLANNING COMMISSION _____

ATTEST: _____
SECRETARY OF PLANNING COMMISSION

APPROVAL OF SAUNDERS COUNTY BOARD OF TRUSTEES:

THIS PLAT APPROVED BY THE COUNTY BOARD OF SAUNDERS COUNTY, NEBRASKA,

THIS _____ DAY OF _____ 20____

CHAIRPERSON, COUNTY BOARD _____

ATTEST: _____
COUNTY CLERK

RECORDING BY SAUNDERS COUNTY REGISTER OF DEEDS:

ENTERED ON TRANSFER RECORD

THIS _____ DAY OF _____ 20____

REGISTER OF DEEDS, SAUNDERS COUNTY

TREASURERS CERTIFICATE:

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

TREASURER, SAUNDERS COUNTY _____

OWNERS STATEMENT:

I/WE THE UNDERSIGNED _____ OWNERS(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS _____, AN ADDITION TO SAUNDERS COUNTY, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HERBY RESERVED FOR PUBLIC USE.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR VILLAGE TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

AUTHORIZED REPRESENTATIVE, OWNER _____

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA

COUNTY OF SAUNDERS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ 20____

NOTARY PUBLIC SEAL



VICINITY MAP
1" = 1000'

SURVEYOR'S CERTIFICATE

I, JEREMY A. CHARLES, NEBRASKA REGISTERED 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 MAP; 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 SURVEYOR'S 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 DIMENSION 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-620 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

JEREMY A. CHARLES L.S. 618

LEGAL DESCRIPTION: (OUTER BOUNDARY)

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, THENCE N89°34'14"E (ASSUMED BEARING), ON THE NORTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 119.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 77; THENCE S02°27'14"E, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1350.16 FEET TO THE POINT OF BEGINNING; THENCE N89°32'38"E, A DISTANCE OF 715.34 FEET; THENCE S89°24'11"E, A DISTANCE OF 714.18 FEET; THENCE S00°22'50"W, A DISTANCE OF 765.80 FEET; THENCE S01°18'21"E, A DISTANCE OF 215.33 FEET; THENCE N87°11'45"E, A DISTANCE OF 183.84 FEET; THENCE S01°13'32"E, A DISTANCE OF 182.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HWY No. 66; THENCE S87°11'41"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1091.98 FEET; THENCE N00°25'09"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.37 FEET; THENCE S89°34'49"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.02 FEET; THENCE S00°25'09"E, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.37 FEET; THENCE S89°16'07"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 476.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HWY No. 77; THENCE N01°18'52"E, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 870.03 FEET; THENCE N88°55'23"E, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.69 FEET; THENCE N01°04'37"W, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 65.62 FEET; THENCE S88°55'23"W, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 19.69 FEET; THENCE N02°27'14"W, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 280.59 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 40.04 ACRES MORE OR LESS.

**PRELIMINARY PLAT
KNUTH SUBDIVISION
1ST ADDITION**

ENGINEER & PREPARER

HAZARD ENGINEERING, LLC
567 W 15TH ST STE 101
WAHO, NE 68066
PHONE: 402-525-3651

SURVEYOR

CHARLES SURVEYING, LLC
JEREMY CHARLES
21 NORTH 3 CIRCLE
MEAD, NE 68041

OWNER/DEVELOPER

K & W LAND, LLC
1122 COUNTY ROAD O
MEAD, NE 68041

LEGEND

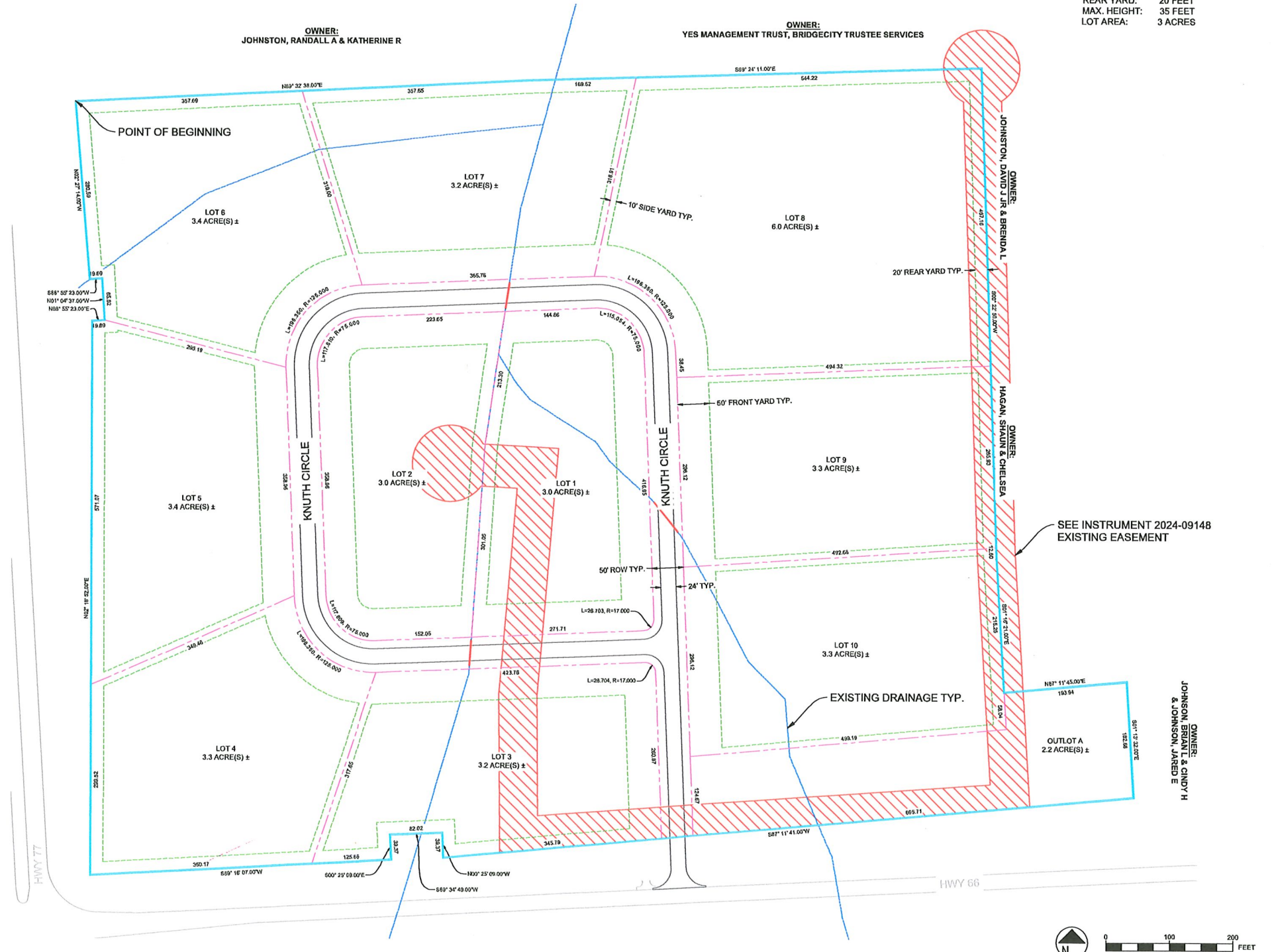
- APPROX. BOUNDARY LINE
- APPROX. PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED DRAINAGE CULVERT
- EXISTING DRAINAGE PATH

ZONING

CURRENT ZONING:
RESIDENTIAL ESTATES (RE)

BUILDING SETBACK REQUIREMENTS

RE ZONING:
FRONT YARD: 50 FEET
SIDE YARD: 10 FEET
REAR YARD: 20 FEET
MAX. HEIGHT: 35 FEET
LOT AREA: 3 ACRES



HAZARD ENGINEERING, LLC
NBEA COA - CA4833
Valparaiso, NE 68066
Phone: (402) 525-3651
thazard@hazardeng.com

PRELIMINARY PLAT

25079
KNUTH SUBDIVISION - 1ST ADDITION
Girmus
BAL S 1/2 SE & TR N 1/2 SE 28-14-7
Saunders County, Nebraska 68066
Lat: 41.1494 Long: -96.6277

Printed: 8/7/25

Rev.	Date

NOT FOR CONSTRUCTION

C1.0

WAHOO PLANNING COMMISSION

Meeting Minutes

August 7, 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 Tracy Pfligler 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: Brooks, Fick, Gabel, Pearson, and Pfligler. Absent: Wilcox, Baumert, and Iversen.

Discussion was held regarding the vacation of public ROW: 20' dedicated public right of way along the north side of Robert's 2nd Addition, Lots 1, 2, & 4. Owner, Renee Mcfee was present to speak on the issue. She stated that they are wanting to purchase some of the property to the North of their current residence to build an accessory structure. An accessory building cannot be constructed on a separate lot therefore the properties would have to be combined into one parcel. Thus, the request for the vacation of right of way.

Members discussed the possibilities for future development and the reasons or needs for public right of way. It was stated that it is hard to obtain more land once it is vacated. Careful planning is required to ensure future growth and to make sure that parcels don't become land locked.

A motion was made by Pfligler, seconded by Fick, to recommend the vacation of the public right of way contingent on the replating of all lots into one lot and relocation of the right of way on the north and east sides of the property. Roll Call vote: Pfligler, yes; Fick, yes; Brooks, yes; Gabel, yes; and Pearson, yes. Absent and not voting: Wilcox, Iversen and Baumert. Motion carried

Discussion was held regarding the proposed final plat of lots 7R and 10R County Addition Block 126 a replat of lots 7-10 and part of lot 11 Block 126 County Addition. Members discussed minimum lot width and square foot requirements for the R-3 residential zoning district. A request was made to have the existing residence indicated on the plat map.

A motion was made by Pearson, seconded by Gabel to recommend approval of the final plat of lots 7R and Lot 10R a replat of lots 7-10 and part of lot 11 Block 126 County Addition to the City of Wahoo, contingent upon survey showing location of existing residence on lot 7R. Roll Call vote: Pearson, yes; Gabel, yes; Fick, yes; Pfligler, yes; and Brooks, yes. Absent and not voting: Wilcox, Baumert, and Iversen. Motion carried

Discussion was held regarding the proposed final plat of lots 4R and 2R Roberts 3rd addition 3rd replat, a replat of lot 4, Roberts 3rd addition and lot 3 Roberts 3rd addition 2nd replat, City of Wahoo Saunders County, Nebraska. Members discussed minimum lot width and square foot requirements for the R-1 residential zoning district. No existing structures are affected by the lot line change.

A motion was made by Brooks, seconded by Pearson to recommend approval of the final plat of lots 4R and 2R Roberts 3rd addition 3rd replat, a replat of lot 4, Robert's 3rd Addition and Lot 3

Robert's 3rd addition 2nd replat to the City of Wahoo. Roll Call vote: Brooks, yes; Pearson, yes; Fick, yes; Gabel, yes; and Pfligler, yes. Absent and not voting: Iversen, Baumert and Wilcox.
Motion carried

A motion was made by Pearson, seconded by Fick to approve the minutes from the June 5, 2025, meeting of the Planning Commission with the correction in spelling of Tracy Pfligler. Roll Call vote: Pearson, yes; Fick, yes; Brooks, yes; Gabel, yes; and Pfligler, yes. Absent and not voting: Iversen, Wilcox and Baumert. Motion carried

Meeting adjourned at 8:27pm

Approved:

Travis Beavers
Building Inspector/Zoning Administrator
City of Wahoo