

**Eagle Planning Commission Meeting
Eagle Fire and Rescue Department
March 18, 2025 7:00 PM**

Attendee's:

Terry Caddy, Ashley Moyer, Willa DiCostanzo, Randy Todd, Travis Moore, Terry Skokan, and Austyn Beck

Meeting called to order at 7:00 pm by Chairperson, Terry Caddy

Open meetings act posted in three locations around Eagle.

Reorganization:

Chairperson: Nominations

- Ashley nominated Travis
- Randy nominated Terry C.
- Willa moved, Terry seconded, to cease nominations. Motion carried unanimously.
- Terry received 4 votes; Travis received 3 votes
- Terry is Chairperson

Vice Chairperson:

- Willa nominated Travis
- Randy nominated Willa
- Willa moved, Terry seconded, to cease nominations. Motion carried unanimously.
- Vice Chair is Travis by acclamation

Secretary:

- Terry C. nominated Willa
- Terry C. moved, Ashley seconded, to cease nominations. Motion carried unanimously
- Secretary is Willa by acclamation

Public Hearing for the purpose of hearing testimony concerning a Conditional Use Permit at Eagle – Outlots Tax Lot 49 located in the SE ¼ of the SE ¼ of section 20, Township 10 North, Range 9 East of the 6th P.M., or more commonly known as 725 South 1st Street in Eagle Nebraska, for the use of a shipping container for exterior storage.

Terry C: Discussion about the type/location of the shipping container. Visted about the Heavy Industrial zoning regulations. Rick would identify if color is good enough, no

explosive materials, Rick has to inspect it once a year, if it doesn't meet requirements we can pull permit and he has 10 days to remove the container. Can't have anything stacked on top or on the sides.

Travis: Is he going to meet the setback requirement of 75'?

5.14.05 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Lot Area (sf)	Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Street Side Yd (ft)	Max Height (ft)	Max Lot Coverage
Permitted Uses	15,000	50	50 ¹	10	10	15	55	80%
Permitted Conditional Uses	15,000	50	50 ¹	10	10	15	55	80%

¹ 50' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard setback is a minimum of seventy (75) feet.

Terry C: Doesn't know if it would meet requirements. He believed there was a "no parking" sign outside the front of the building so there wouldn't be parking there.

Travis: Did Rick review to see what the setback is?

Terry C: If there is a deficiency Rick could pick-up on it and waive it or not.

Travis called Rick and included him via phone in a conversation – he identified as long as it meets the setbacks, he is okay. Discussed that it would be where the dump truck is and the dump truck is parked in front.

Terry C went out to measure; identified that he is 25' from the south side building to the road next to Casey's. Terry also identified there was no parking signs on the front of the building. Discussed that it should be 50' instead of 75'.

Closed public hearing at 7:40 PM

Discussion:

Standards of Conditional Use Permits: Terry read Zoning Ordinance Section 6.06 - Standards.

Ashley moved, Austin seconded, to accept the Conditional Use Standards for the use of a shipping container for exterior storage at 725 South 1st Street. Motion carried unanimously.

Discussion:

Randy: Will the truck go out further and block the driveway.

Show of hands for setting stakes: Travis, Randy would like to see the property line, Terry C is abstaining.

Rick's recommendation is to find the pins for the property line.

Travis/Randy- is there a reason that there is no drawing included with the application?

Terry C: There was no diagram given.

Travis: Without a drawing we are just making assumptions.

Randy: The property owner would want to know where his property line is.

Ashley moved, Randy seconded, to recommend the approval of a Conditional Use Permit at Eagle – Outlots Tax Lot 49 located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 10 North, Range 9 East of the 6th P.M., or more commonly known as 725 South 1st Street in Eagle, Nebraska, for the use of a shipping container for exterior storage, contingent upon the property pins being located, setbacks measured, and a drawing provided to the Village Board for review. Voting: Ayes – Willa, Austyn, Randy, Terry S, Ashley, Terry C. Nays – Travis. Motion carried.

The meeting was adjourned at 8:00 pm.