

**Eagle Planning Commission Meeting Minutes**  
**Eagle Fire and Rescue Department - 705 S 1<sup>st</sup> Street**  
**September 18, 2025 - 7:00 PM**

The September 18, 2025 Planning Commission Meeting was called to order at 7:00 P.M. by Chairperson, 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, Travis Moore, Ashley Moyer, Randy Todd, and Terry Skokan. Willa DiCostanzo and Austyn Beck were absent.

Chairperson Caddy opened the public hearing at 7:05 p.m. for the purpose of hearing testimony concerning a Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska. As part of the Replat requirements, an Application for Preliminary Plat and Application for Final Plat were submitted by Richard Rockenbach, Personal Representative of the Estate of Terry Althouse. There are a total of eight Preliminary Plat waiver requests and four Final Plat waiver requests. These waiver requests were first discussed at the Replat Pre-Application meeting where Village representatives were supportive since no new development is being proposed; Lot 1 will remain a single family residential parcel and Lot 2 will remain agricultural farmland. Caddy asked if there were any comments or questions from the public. There were no comments or questions from the public.

The public hearing was closed at 7:07 p.m.

Chairperson Caddy opened the public hearing at 7:08 p.m. for the purpose of hearing testimony concerning an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to RE (Residential Estates) for Lot 1, Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska. An Application for Change of Zoning was submitted by Richard Rockenbach, Personal Representative of the Estate of Terry Althouse. Caddy said Lot 1 currently consists of 10 acres; however, it is desired that 7 acres be incorporated into the surrounding farmland. This will leave Lot 1 with 3 remaining acres requiring it to be rezoned RE (Residential Estates). Caddy asked if there were any comments or questions from the public. There were no comments or questions from the public.

The public hearing was closed at 7:13 p.m.

Chairperson Caddy opened the public hearing at 7:14 p.m. for the purpose of hearing testimony concerning an amendment to Section 4.19 of the Eagle Subdivision Regulations as the same relates to Design Standards of the Sanitary Sewer System. Marcus Hochstein (Eagle Board of Trustees) was an advocate for this amendment and was present to give a brief description of the proposed change. The proposed change is to Amend Section 4.19 to require that sanitary sewer service stubs extend to a point no deeper than five feet below the existing ground surface. This standard would align with the City of Lincoln Standard Plan 210. In a letter dated August 26, 2025, the Village Engineer, Barbara Johnston, recommends approving the amendment for improved safety, ease of installation, better compaction, and consistency with regional standards.

The public hearing was closed at 7:20 p.m.

**Discuss/possible action: Approval/recommendation of a Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska** – Caddy announced that the Planning Commission may recommend and the Village Board may grant waivers from the provisions of the Subdivision Regulations, but only after determining the following three conditions have been met for each individual waiver request; there are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider, the waivers are necessary for the reasonable and acceptable development of the property in question, and the granting of waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Moore motioned to approve the recommendation of granting Preliminary Plat Waiver No. 1 (Existing & Proposed Grades) after determining all three conditions to the waiver request have been met. Moyer seconded. Voting: Ayes – 5. Motion carried.

Moyer motioned to approve the recommendation of granting Preliminary Plat Waiver No. 2 (Phasing Schedule) after determining all three conditions to the waiver request have been met. Todd seconded. Voting: Ayes – 5. Motion carried.

Skokan motioned to approve the recommendation of granting Preliminary Plat Waiver No. 3 (Utilities, Sewers & Water Courses) after determining all three conditions to the waiver request have been met. Caddy seconded. Voting: Ayes – 5. Motion carried.

Moore motioned to approve the recommendation of granting Preliminary Plat Waiver No. 4 (Subdivision Agreement) after determining all three conditions to the waiver request have been met. Todd seconded. Voting: Ayes – 5. Motion carried.

Caddy motioned to approve the recommendation of granting Preliminary Plat Waiver No. 5 (Erosion Control Plan) after determining all three conditions to the waiver request have been met. Skokan seconded. Voting: Ayes – 5. Motion carried.

Skokan motioned to approve the recommendation of granting Preliminary Plat Waiver No. 6 (Traffic Impact Study) after determining all three conditions to the waiver request have been met. Caddy seconded. Voting: Ayes – 5. Motion carried.

Moore motioned to approve the recommendation of granting Preliminary Plat Waiver No. 7 (Items 1-7) after determining all three conditions to the waiver request have been met. Caddy seconded. Voting: Ayes – 5. Motion carried.

Moore motioned to approve the recommendation of granting Preliminary Plat Waiver No. 8 (Drainage Plan) after determining all three conditions to the waiver request have been met. Moyer seconded. Voting: Ayes – 5. Motion carried.

Caddy motioned to approve the recommendation of granting the list of eight Preliminary Plat Waivers after determining all three conditions to the waiver requests have been met. Moore seconded. Voting: Ayes – 5. Motion carried.

Moyer motioned to approve the recommendation of granting Final Plat Waiver No. 1 (Financial Cost for Sanitary & Improvement Districts) after determining all three conditions to the waiver request have been met. Caddy seconded. Voting: Ayes – 5. Motion carried.

Skokan motioned to approve the recommendation of granting Final Plat Waiver No. 2 (Financial Cost for Public Improvements) after determining all three conditions to the waiver request have been met. Moyer seconded. Voting: Ayes – 5. Motion carried.

Moore motioned to approve the recommendation of granting Final Plat Waiver No. 3 (Bond/Escrow Agreement for Public Improvements) after determining all three conditions to the waiver request have been met. Caddy seconded. Voting: Ayes – 5. Motion carried.

Todd motioned to approve the recommendation of granting Final Plat Waiver No. 4 (Drainage Plan) after determining all three conditions to the waiver request have been met. Moore seconded. Voting: Ayes – 5. Motion carried.

Caddy motioned to approve the recommendation of granting the list of four Final Plat Waivers after determining all three conditions to the waiver requests have been met. Moore seconded. Voting: Ayes – 5. Motion carried.

Moyer motioned to approve the recommendation of a Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska. Moore seconded. Voting: Ayes – 5. Motion carried.

**Discuss/possible action: Approval/recommendation of an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to RE (Residential Estates) for Lot 1, Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of**

**Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska –**

Moore motioned to approve the recommendation of an Application for Change of Zoning and amendment of the Eagle Zoning Map from AG (Agricultural) to RE (Residential Estates) for Lot 1, Replat of Tax Lot 1 & Tax Lot 2 located in the S½ of Section 17, Township 10 North, Range 9 East of the 6<sup>th</sup> P.M., Cass County, Nebraska. Moyer seconded. Voting: Ayes – 5. Motion carried.

**Discuss/possible action: Approval/recommendation of proposed amendment to Section 4.19 of the Eagle Subdivision Regulations as the same relates to Design Standards of the Sanitary Sewer System –**

Todd motioned to approve the recommendation of proposed amendment to Section 4.19 of the Eagle Subdivision Regulations as the same relates to Design Standards of the Sanitary Sewer System. Moyer seconded. Voting: Ayes – 5. Motion carried.

The meeting was adjourned at 7:50 p.m.