

Village of Eagle  
Planning Commission Meeting Minutes  
April 23, 2024 Start Time 7:00 P.M.  
Eagle Fire & Rescue Department- 705 S 1<sup>st</sup> Street, Eagle, NE

The April 23, 2024 Planning Commission Meeting was called to order at 7:00 P.M. by Chairman, 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 announcement boards located at the Eagle Park, Village of Eagle Office, and the Village of Eagle Fire Department.

Roll call of Planning Commission Members present included: Terry Caddy, Justin Davison, , Randy Todd, Willa DiCostanzo as well as an alternate of John Surman. Austin Beck and Ashley Moyer were absent. Additional attendees included: Rick Hesterman, Christopher LeFrois.

**The first item of business was to vote in the Chairperson, Vice Chair and Secretary.**

Davison moved for Terry Caddy to be renamed as Chairperson, DiCostanzo seconded motion. The vote was taken and the motion was approved with 5 members of the Planning Commission voting in favor.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

Todd nominated for Willa DiCostanzo and DiCostanzo nominated Justin Davison to be named as Vice Chair. The ballot vote was a vote taken with four votes for DiCostanzo and 1 vote for Davison and the motion was approved with 5 members of the Planning Commission voting in favor of DiCostanzo as Vice Chair.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

Davison nominated Randy Todd, Randy Todd nominated for Justin Davison and Willa DiCostanzo nominated John Surman to be named as Secretary. The ballot vote was a vote taken with two votes for Todd, 3 votes for Davison and the motion was approved with 5 members of the Planning Commission voting in favor of Davison as Secretary.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

**PUBLIC HEARING opened at 7:07 for the Conditional Use Permit at Eagle – Wenzel’s First Addition Lot 1, or more commonly known as 105 North 4th Street in Eagle, Nebraska, for the use of a shipping container for exterior storage.**

Caddy addressed that Dustin Gordon was not in attendance. There were no questions from the public.

Todd asked if the parcel was zoned commercial and Caddy confirmed it was.

Public Hearing Closed at 7:10pm.

**Discuss/possible action: Approval/recommendation of a Conditional Use Permit at Eagle – Wenzel’s First Addition Lot 1, or more commonly known as 105 North 4 th Street in Eagle, Nebraska, for the use of a shipping container for exterior storage.**

Surman asked if anyone has inspected the contents. Hestermann hasn’t inspected the interior of the building.

Caddy went through the Storage Container Checklist:

- 1) Interior checked by building/zoning inspector
  - a. Not yet
- 2) Container on hard surface
  - a. Yes
- 3) Container locked
  - a. No
- 4) Container painted in Neutral color or like building
  - a. Yes, tan color
- 5) Container strapped down
  - a. No
- 6) Nothing stacked on the roof or leaning against sides
  - a. No
- 7) No flammable or explosive contents
  - a. Unknown, not yet inspected
- 8) Conditional use permit fee paid
  - a. Yes
- 9) Container located on appropriate zoning area
  - a. Yes

Caddy addressed that the container needs to be locked, strapped down and inspected. In addition we reviewed the zoning standards of section 6.06.

DiCostanzo asked about the possible affect against 6.06.02 of whether this will diminish and impair property values within the neighborhood. Caddy confirmed that the storage unit has

been in the location for an extended period of time and the Village Office hasn't received any complaints.

Caddy suggested to the Planning Commission that we look relook at the this particular section and maybe consider putting a fine for any moved in without getting a conditional use permit first to being a \$500 penalty.

Caddy moved that the standards for conditional use permit have been met and Surman seconded. The motion was approved with 5 members of the Planning Commission voting in favor that the standards for conditional use permit have been met.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

Surman moved to approve the conditional use permit have been met based on the findings by Rick Hestermann's inspection that all conditions on the Storage Container Checklist have been met and Todd seconded. The motion was approved with 5 members of the Planning Commission voting in favor that the standards for conditional use permit have been met.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

**PUBLIC HEARING opened at 7:22 for the purpose of hearing testimony concerning a Conditional Use Permit at Eagle – Outlots Lot 24 located in the SW¼ of the SE¼ of Section 20, Township 10 North, Range 9 East of the 6th P.M., or more commonly known as 510 Highway 34 in Eagle, Nebraska, for the use of a shipping container for exterior storage.**

Surman asked Chris about why we're seeing a new conditional use permit on this since he had one already.

Chris stated this is a new container as he sold the last one.

Todd asked if he will be painting this one. Chris confirmed he will paint this a neutral color like the last one. Caddy stated that the painting will need to take place within the next 30 days.

DiCostanzo asked why he got a new container. Chris stated that he's running out of room and needed more storage room rather than in his garage. Once approved he will also be able to get things out of the yard and clean things up.

Todd asked to ensure he won't have any fireworks or anything in the storage unit. Chris confirmed that no fireworks will go in the container at any time.

Public hearing closed at 7:25.

Caddy stated considering your sheet of the 11 standards. Do I have a motion that the standard should be met? A motion that the standards have met.

DiCostanzo motioned that the standards have been met from section 6.06. Caddy seconded the motion. The motion was approved with 5 members of the Planning Commission voting in favor that the standards for conditional use permit have been met.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

Caddy went through the Storage Container Checklist:

- 1) Interior checked by building/zoning inspector
  - a. Not yet
- 2) Container on hard surface
  - a. It's on rock and same place as previous container
- 3) Container locked
  - a. No
- 4) Container painted in Neutral color or like building
  - a. No, but he has 30 days to do so
- 5) Container strapped down
  - a. No
- 6) Nothing stacked on the roof or leaning against sides
  - a. No
- 7) No flammable or explosive contents
  - a. Unknown, not yet inspected
- 8) Conditional use permit fee paid
  - a. Yes
- 9) Container located on appropriate zoning area
  - a. Yes

Todd moved to approve the conditional use permit have been met based on the findings by Rick Hestermann's inspection that all conditions on the Storage Container Checklist have been met and Davison seconded. The motion was approved with 5 members of the Planning Commission voting in favor that the standards for conditional use permit have been met.

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

**The final item of business is to approve the previous meeting minutes as amended. DiCostanzo motioned to approve and Surman seconded. Motion is carried with 5 members of the planning commission voting in favor.**

Caddy - yes

Davison – yes

Surman – Yes

Todd – Yes

DiCostanzo – yes

Seeing no further items of business the Planning Commission Meeting the meeting was adjourned at 7:31pm.

A recording of this meeting was made and is available at the Village of Eagle Office.