



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, January 13, 2025

7:30 PM

**Council Chambers at the Municipal
Building**

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, January 13, 2025, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of December 9, 2024.

City of Seward Planning Commission

Minute Record December 9, 2024

The City of Seward Planning Commission met in regular session at 7:30p.m. December 9, 2024, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Ron Wallman, Jake Miller, Ron Jackson, Lacey Koch, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Sue Bowen, Ron Niemoth, and Scott Seevers

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of November 12, 2024.

Moved by Commission Member Koch; Seconded by Commission Member Menke to approve the minutes.

Aye: Kotera, Ellis, Wallman, Miller, Jackson, Koch, Menke.

Nay: None.

Absent: Bowen, Niemoth, Seevers. Motion carried.

1. Public Hearing 7:30pm: review a special use permit application located at 455 Graham Park Dr, Seward Nebraska to allow a hair salon business in the R-4 Residential District.

Chairperson Wallman opened the public hearing.

Dworak stated the applicant purchased a house on Graham Park Drive to run a hair salon/barber business. She plans on using 285 square feet of her basement. She can use a maximum of 480 or 25% of her square footage. 25 % of her square footage is 295 square feet which she does not exceed.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve the special use permit located at 455 Graham Park Dr, Seward Nebraska to allow a hair salon business in the R-4 Residential District: Seconded by Commission Member Miller.

Chairperson Wallman stated to let the record show the Planning Commission has no objections to the special use permit.

Aye: Kotera, Ellis, Wallman, Miller, Jackson, Koch, Menke.

Nay: None.

Absent: Bowen, Niemoth, Seevers. Motion carried.

2. Public Hearing 7:30pm: review a Minor Plat of SRB Dairy Development Addition.

Chairperson Wallman opened the public hearing.

Dworak stated the Srbs requesting a parcel of land be parceled off for an assembly venue use. They want to repurpose the old hay barn as an assembly venue. They may rehab the dairy barn, tear down the dairy barn. It does currently have a residence that is being rented. This does require a conditional use permit. There is an ingress/egress access easement that will be used for the 3.2 acres and the continued use of the ag property. The eventual goal is that maybe the access changes as the city grows.

Diane Hofer, 1545 252nd Rd Seward, is concerned about access from 252nd. It's a gravel road and a sight issue with the hill. That road would need to be improved with the increased traffic. Usually, the concern is for residential in commercial is safety and it's a slippery slope.

Jonathan Jank, SCCDP, talked with the Srbs family and their plans for the last couple years. This is a good potential extension to Seward. It's a good opportunity for growth. A venue is potentially good use and bring some economic activity down the highway corridor.

Chairman Wallman stated at this point there is no access to 252nd.

Marla Baumbach, 1560 252nd Rd Seward, stated the traffic from 252nd to the highway is horrendous.

Mike Oneby, City Engineer, offered clarification on Highway 34, 252nd Rd, 238th Rd, and future development.

Cindy Tederman, 527 County Road L Yutan, stated they want to make a beautiful and interesting drive with a Fallbrook feel where it preserved the landscaping and trees.

JoAnn Haworth, 36801 Oakmont Dr Louisville, stated they understand ag and rural, and want to keep Seward rural and ag based.

Vice Chairperson Ellis asked if they have an occupancy.

Tederman stated about 400 or 450, but it depends on the building design.

Vice Chairperson Ellis asked if they have spoke with the State regarding access.

Tederman stated they have not.

Gina Germer, 1577 252nd Rd Seward, stated 252nd Rd is not able to handle the traffic from town and it's unsafe.

Leonard Bashford, 2487 McKelvie Rd Seward, spoke regarding highway 34 traffic.

Chairperson Wallman stated we cannot do everything all at the same time.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve the Minor plat of SRB Dairy Development Addition; Seconded by Commission Member Menke.

Commission Member Kotera, stated he's not opposed to the project but is concerned with the safety.

Commission Member Jackson, state there is a similar venue down the road, with similar issues, and has the similar occupancy but he hasn't heard of any issues. He stated that it seems to work.

Aye: Kotera, Ellis, Wallman, Miller, Jackson, Koch, Menke.

Nay: None.

Absent: Bowen, Niemoth, Seevers. Motion carried.

3. Public Hearing 7:30pm: review a rezone application for SRB Dairy Development Addition located in Section 23, Township 11 North, Range 3 East of the 6th P.M. from AG Agricultural District to C-2 Highway Commercial District.

Chairperson Wallman opened the public hearing.

Dworak stated the C-2 already exists on the corner of 238th and Highway 34. The future land use map identifies from 252nd to 238 as urban reserve. This allows highway commercial, multi-residential units, and single-family units.

Bashford asked if the south side of 34 is designated for commercial.

Dwork stated no, just the north side.

Chairperson Wallman closed the suspended the public hearing.

Commission Member Koch moved to approve the rezone application for SRB Dairy Development Addition located in Section 23, Township 11 North, Range 3 East of the 6th P.M. from Ag Agricultural District to C-2 Highway Commercial District; Vice Chairperson Ellis seconded.

Aye: Kotera, Ellis, Wallman, Miller, Jackson, Koch, Menke.

Nay: None.

Absent: Bowen, Niemoth, Seevers. Motion carried.

4. Public Hearing 7:30pm: review special use permit application located at 2484 McKelvie Rd., Seward, Nebraska to allow residential living in the C-2 Highway Commercial District.

Dworak stated we can run it with the property owner, or with the land. This one will run with the land. Should the land change ownership, the house will exist and will need to allow the use. If future plans no longer use it as a residence, it can no longer be a residence.

Dave Jones, 1313 N 8th St Seward, stated there is a five-acre minimum for rural.

Chairperson Wallman stated this is a commercial property, not a residential property.

Chairperson Wallman closed the public hearing.

Aye: Kotera, Ellis, Wallman, Miller, Jackson, Koch, Menke.

Nay: None.

Absent: Bowen, Niemoth, Seevers. Motion carried

5. Administrative Item

6. Reports

7. Agenda Items

8. Upcoming Events

Meeting adjourned 8:44 p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: Vacate the north/south alley in Block 38, Cloyd's Addition, City of Seward, Seward County, Nebraska.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Vacate Alley

FINAL ACTION?

DEVELOPER/OWNER

Bugeaters Properties LLC-Richard Gokie-Owner

PC HEARING DATE

January 13, 2025

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

PID 800078128, CBD, Commercial

ADJACENT ZONING DISTRICTS/USE:

North, CBD, Civic – Civic Center

East, CBD, Commercial – Bugeaters Properties LLC

South, CBD, Commercial – Bugeaters Properties LLC

West, CBD, Commercial – Richard & Cheryl Walsh

BRIEF SUMMARY OF REQUEST:

A request to vacate the North-South alley between 6th and 7th Streets from Bradford Street to Jackson Ave.



APPLICATION CONTACT

City of Seward, O 402-643-4000 opt 3, opt 1

142 N 7th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

This is vacation of a platted alley. The area is platted as an alley currently, and has been used by the general public as a driveway to access the Fast Mart property. There currently exists utilities in this space. The City of Seward will retain a permanent easement for the maintenance of existing utilities. Ownership of the alley space will remain with the City until transfer to Bugeaters Properties LLC once a purchase agreement is finalized.

Conversations with Bob Meirs, Street Superintendent, revealed that the City has never maintained this alley. In speaking with Richard Gokie (owner of Bugeaters Properties LLC) he stated that he wishes to pave the existing parking lot and would include the alley in the plans to repair the deficiencies. He also stated he would want to keep the alley space as a walk way due to the amount of foot traffic from the Civic Center during events held there. Leaving the walk space also provides emergency egress for the daycare to the east should they need it. He was notified of the vacation of the alley and of the city's intent convey title to Bugeaters Properties LLC.

Formal notification was given to Richard Gokie.

Attached you will find a copy of the original plat, a map outline of the alley to vacate and the petition to vacate this road.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



BRADFORD ST BRADFORD ST

21-11-3E

N 6TH ST

N 6TH ST

N 7TH ST

N 7TH ST

JACKSON AVE JACKSON AVE



ORDINANCE NO. 2025-

AN ORDINANCE PROVIDING FOR THE CLOSING AND VACATING OF ALL OF THE NORTH-SOUTH ALLEY LYING BETWEEN THE EAST LINE OF LOTS 4, 5, AND 6, AND THE WEST LINE OF LOTS 1, 2, 3, BLOCK 38, CLOYD'S ADDITION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA; THE SAME BEING A PARTIALLY ESTABLISHED AND PLATTED ALLEY WITHIN THE CITY, TO PROVIDE FOR AN EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

Section 1. Alley Vacated. The following alley or portion of alley, more particularly described as all of the north-south alley lying between the East line of Lot 4, 5, and 6, and the West line of 1, 2, 3, Block 38, Cloyd's Addition, City of Seward, Seward County, Nebraska, as originally platted (as denoted on the attached "Exhibit A"), is hereby vacated.

Section 2. Public Interest. It is deemed advantageous and in the public interest, safety, welfare, and convenience to vacate and close said alley or portions thereof, and that upon vacation and closing, said alley shall revert to the owner or owners of lots or lands abutting on the east line of said alley.

Section 3. Reservation of Easements. The City of Seward retains the right to maintain, operate, repair, and replace by itself or by any licensee or agent any poles, wires, pipes, conduits, sewer mains, water mains, or any other facility or equipment for the maintenance or operation of any utility now located in said alley or portions thereof vacated and closed by this Ordinance.

Section 4. Filing and Recording of Ordinance. A certified copy of this ordinance shall be recorded in the office of the Register of Deeds.

Section 5. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2025.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

Exhibit A

Brookford

4	1
5	2
6	3
vacated see Mia. No. 2, 19. 195	
7	8
9	10
11	12
13	14
15	16
17	18

4th

6th

1303

Jackson

2. Public Hearing 7:30pm: review a minor plat of WCP Addition.

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

Minor Subdivision Application

Arthur Knox

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

January 13, 2025

Rezone Application and
Voluntary Annexation

PID 800231910, AG, Industrial

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Arthur Knox

East, I-2, Industrial – Seward Properties LLC (Summit Contracting)

South, AG, Single Family Residential – Rodney & Carman Koranda

West, I-2, Industrial – ABCFGS Holdings LLC

BRIEF SUMMARY OF REQUEST:

A Minor Subdivision plat review of WCP Addition. This subdivision is for the purpose of parceling out a lot for Industrial use.



APPLICATION CONTACT

Arthur Knox, C# [REDACTED]

[REDACTED]

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan is non-descript for this area. The adjacent Uses are industrial.

ANALYSIS

This is a Minor Subdivision application to separate a parcel of land for the purpose of new development. The remainder of the original lot used for Agriculture (AG) land use will remain as Agriculture Use. As part of the subdivision, a rezone will be required to allow an Industrial Use on the property.

In accordance with ULDO Article 38 Subdivision Approvals and Procedures the Minor Subdivision Procedure is implemented here for the purpose of platting of the lots. The platted lots meet the minimum requirements for lots in a future I-2 (Industrial) and AG (Agricultural) zone. The subject property is served by City utilities and streets and does not require the extension of utilities and streets.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

40.84 acres or 1,778,990.4 square feet +/-

LEGAL DESCRIPTION:

A REPLAT OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE SOUTH, ON THE EAST LINE OF SAID OUTLOT 'A', ON AN ASSUMED BEARING OF S 00°38'24" W, FOR A DISTANCE OF 1045.05' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N 89°37'24" W, ON THE SOUTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", FOR A DISTANCE OF 1342.99' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE WESTERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT" THE FOLLOWING 3 COURSES: N 00°23'52" E FOR A DISTANCE OF 650.22'; THENCE N 89°36'31" W FOR A DISTANCE OF 603.10'; THENCE N 00°24'05" E FOR A DISTANCE OF 490.59' TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE NORTHERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", THE FOLLOWING 7 COURSES: THENCE S 89°32'10" E FOR A DISTANCE OF 161.88'; THENCE N 01°18'30" W FOR A DISTANCE OF 10.24'; THENCE S 89°37'54" E FOR A DISTANCE OF 115.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1073.35', WITH A RADIUS OF 9945.00', WITH A CHORD BEARING OF S 86°33'35" E, WITH A CHORD DISTANCE OF 1072.83'; THENCE N 06°15'38" E FOR A DISTANCE OF 4.99'; THENCE S 83°29'59" E FOR A DISTANCE OF 127.01'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 477.49', WITH A RADIUS OF 10050.00', WITH A CHORD BEARING OF S 84°49'05" E, WITH A CHORD DISTANCE OF 477.45' TO THE **POINT OF BEGINNING** AND HAVING A CALCULATED AREA OF 40.84 ACRES MORE OR LESS. (PID 800231910)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director




**City of Seward Planning Commission
Minor Subdivision Application**

*Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.*

Date: 11/15/21 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: \$16 = Amount Due: \$200

Owner/Developer: Arthur Knox Name of Subdivision: WCP Addition
 Phone Number: [REDACTED] Number of Lots: 2
 Email Address: [REDACTED] Present Zoning: Ag Requested Zoning: I2
 Legal Description: Pt of the NW 1/4 of Section 29, Township 11, Range 3 East of the 6pm

Within City Limits: Yes No
 Adjacent to City Limits: Yes No
 Within 2 Mile Area: Yes No
 Annexation Requested: Yes No
 Restrictive Covenants: Yes No
 (Copy Attached)

Project Engineer: Allied Surveying Signature of Owner/Developer: 

*Office Use Only
Plat Review*

Staff Review
 Electric Dept
 Street Dept
 Water/Waste
 Police Dept
 Park/Rec Dept
 County Roads

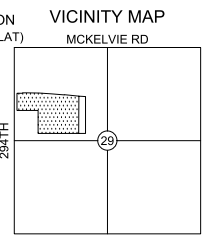
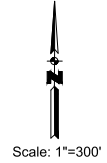
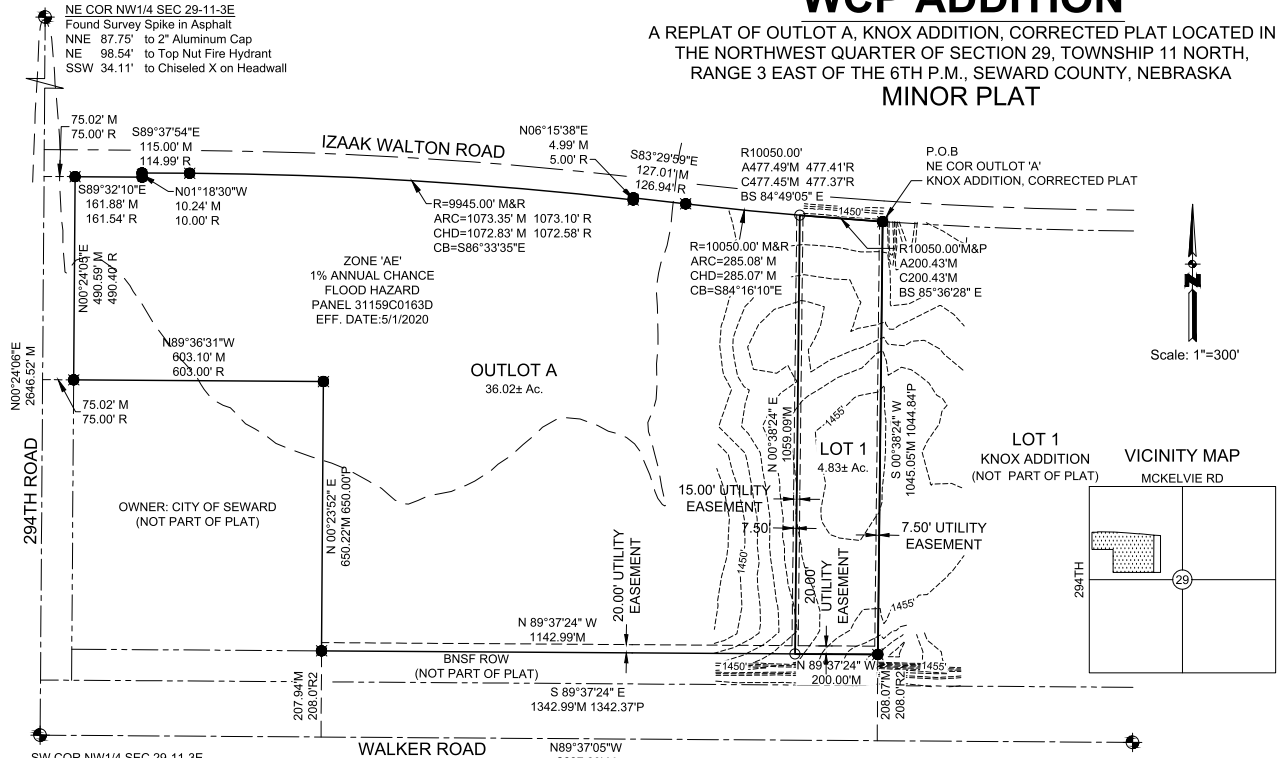
Agency Review
 Cable TV
 Gas Co
 Phone Co
 School Board
 County P.C

Date of Action

City Planning Commission: _____
 Zoning Administrator: _____

WCP ADDITION

A REPLAT OF OUTLOT A, KNOX ADDITION, CORRECTED PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA MINOR PLAT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING MINOR PLAT OF "WCP ADDITION" A REPLAT OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE SOUTH, ON THE EAST LINE OF SAID OUTLOT 'A', ON AN ASSUMED BEARING OF S 00°38'24" W, FOR A DISTANCE OF 1045.05' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N 89°37'24" W, ON THE SOUTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", FOR A DISTANCE OF 1342.99' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE WESTERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT" THE FOLLOWING 3 COURSES:
 N 00°23'52" E FOR A DISTANCE OF 650.22'; THENCE N 89°36'31" W FOR A DISTANCE OF 603.10'; THENCE N 00°24'05" E FOR A DISTANCE OF 490.59' TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE NORTHERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", THE FOLLOWING 7 COURSES:
 THENCE S 89°32'10" E FOR A DISTANCE OF 161.88'; THENCE N 01°18'30" W FOR A DISTANCE OF 10.24'; THENCE S 89°37'54" E FOR A DISTANCE OF 115.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1073.35', WITH A RADIUS OF 9945.00', WITH A CHORD BEARING OF S 86°33'35" E, WITH A CHORD DISTANCE OF 1072.83';
 THENCE N 06°15'38" E FOR A DISTANCE OF 490.59'; THENCE S 83°29'59" E FOR A DISTANCE OF 127.01'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 477.49', WITH A RADIUS OF 10050.00', WITH A CHORD BEARING OF S 84°49'05" E, WITH A CHORD DISTANCE OF 477.45';
 AND HAVING A CALCULATED AREA OF 40.84 ACRES MORE OR LESS.
 SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED THIS _____ DAY OF _____, 2024

MARC J. RAPHAEL LS 695

OWNERSHIP CERTIFICATE

ARTHUR L. KNOX LIVING TRUST, ARTHUR L. KNOX AND EARLENE L. KNOX TRUSTEES, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT I LAID OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WCP ADDITION", A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND IN THIS PLAT GUARANTEED.

WITNESS MY HAND THIS _____ DAY OF _____, 2024

ARTHUR L. KNOX, TRUSTEE

EARLENE L. KNOX, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
) SS
 COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR L. KNOX LIVING TRUST, ARTHUR L. KNOX AND EARLENE L. KNOX TRUSTEES, AND THEY ACKNOWLEDGED THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATOR

THIS MINOR PLAT OF "WCP ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATOR.

SIGNED THIS _____ DAY OF _____, 2024

SEWARD ZONING ADMINISTRATOR

LEGEND

- = FOUND 5/8" REBAR
- ⦿ = FOUND CAPPED REBAR
- ⊕ = SECTION CORNER AS NOTED IN TIES
- = SET 5/8"x24" REBAR W/ 695 PLASTIC CAP
- M = MEASURED DISTANCE
- R = RECORDED INST.# 2024-01968
- R2 = RECORDED INST.# 2008-01343
- = FEMA FLOODPLAIN LINE

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION

THIS MINOR PLAT OF "WCP ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2024

CHAIRMAN OF THE SEWARD PLANNING COMMISSION

ATTEST: _____
 SECRETARY OF THE SEWARD PLANNING COMMISSION

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
 COUNTY OF SEWARD)

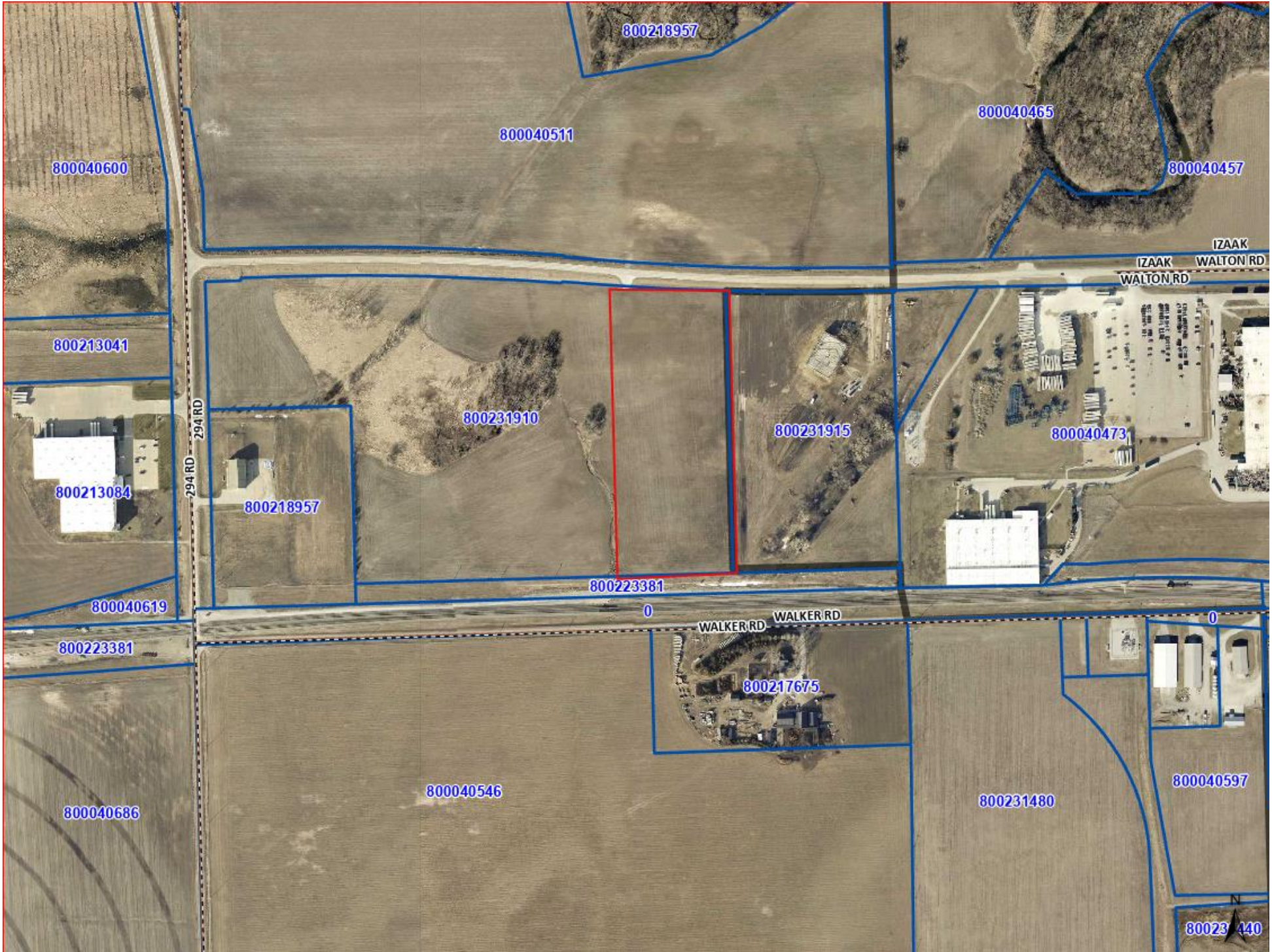
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE.

DATE: _____ TIME: _____ DRAWER NO. _____ FEE: _____

INSTRUMENT NO. _____ REGISTER OF DEEDS

ALLIED SURVEYING AND MAPPING
 8535 Executive Woods Drive - Suite 200 - Lincoln, Nebraska 68512
 Phone (402) 434-2686 Fax (866) 251-8747
 Project No. 2024-0070





800218957

800040465

800040457

800040511

800040600

IZAAK

IZAAK

WALTON RD

WALTON RD

800213041

800231910

800231915

800040473

800213084

800218957

294 RD

800223381

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WALKER RD

WALKER RD

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800231440

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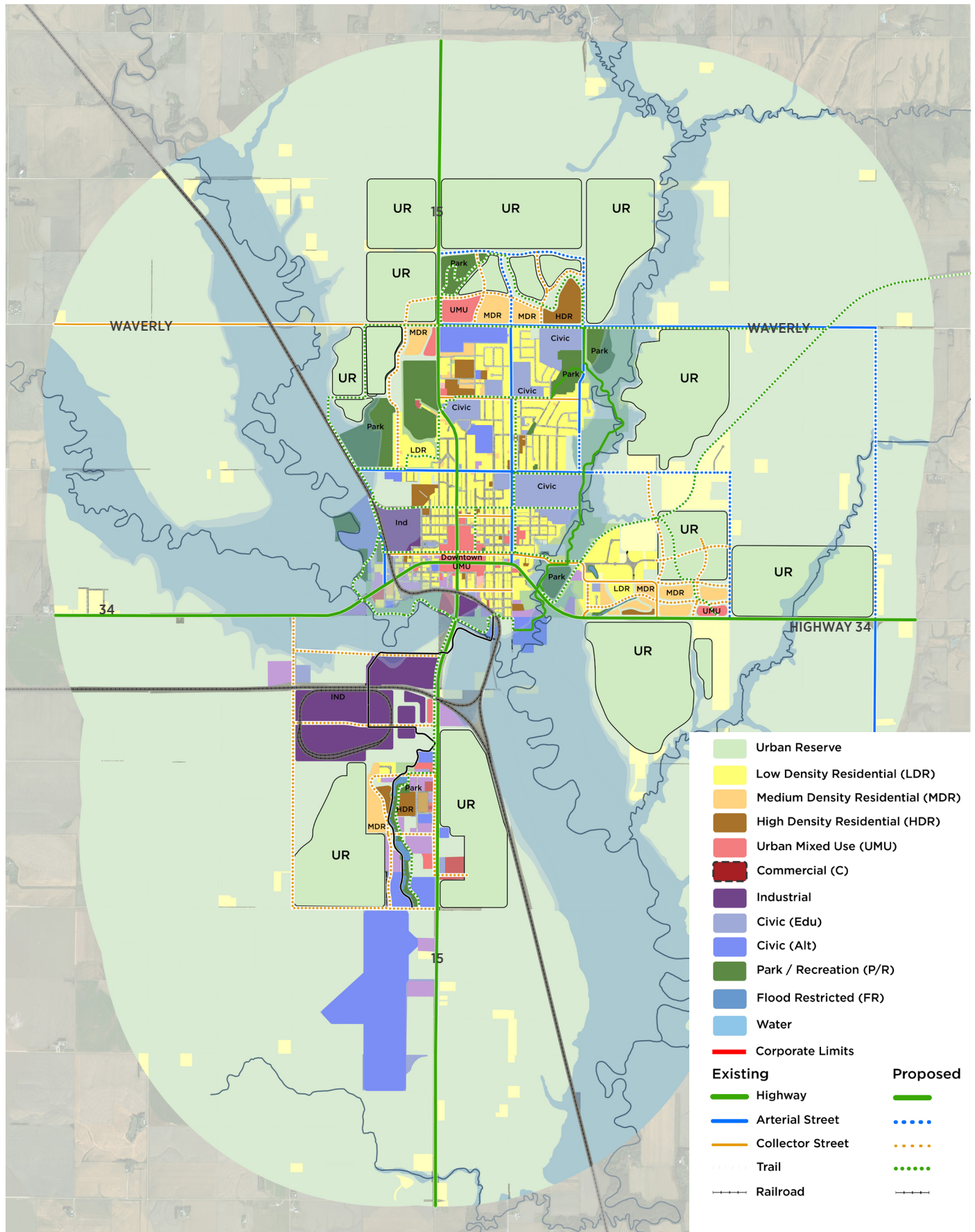


Figure 3.4: Future Land Use Map

3. Public Hearing 7:30pm: review a rezone application for Lot 1, WCP Addition located in Section 29, Township 11 North, Range 3 East of the 6th P.M. from Ag Agricultural District to I2 General Industrial District.

APPLICATION TYPE

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Arthur Knox

PC HEARING DATE

January 13, 2025

RELATED APPLICATIONS

Minor Subdivision application
and Voluntary Annexation

PROPERTY ADDRESS, ZONING DISTRICT/USE

PID 800231910, AG, Industrial

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Arthur Knox

East, I-2, Industrial – Seward Properties LLC (Summit Contracting)

South, AG, Single Family Residential – Rodney & Carman Koranda

West, I-2, Industrial – ABCFGS Holdings LLC

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to I-2 (Industrial) for the purpose of new business development.



APPLICATION CONTACT

Arthur Knox, C# [REDACTED]

[REDACTED]

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan is non-descript for this area. The adjacent Uses are industrial.

ANALYSIS

Applicant is requesting a rezone from AG Agricultural District to I-2 Industrial District. A minor subdivision plat is separating a parcel of land into an Industrial lot from agricultural land. The property is surrounded by a combination of industrial business and agricultural land. The parcel meets zoning requirements of Industrial I-2 zoning. The re-zone is in combination with a minor subdivision and a voluntary annexation request.

The current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward. A voluntary annexation has been requested.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

4.83 acres or 210394.8 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th PRINCIPAL MERIDIAN, SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE SOUTH, ON THE EAST LINE OF SAID OUTLOT 'A', ON AN ASSUMED BEARING OF S 00°38'24" W, FOR A DISTANCE OF 1045.05' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N 89°37'24" W, ON THE SOUTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", FOR A DISTANCE OF 200.00'; THENCE N 00°38'42" E FOR A DISTANCE OF 1059.09' TO THE NORTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 200.43', WITH A RADIUS OF 10050.00', WITH A CHORD BEARING OF S 85°36'28" E, WITH A CHORD DISTANCE OF 200.43' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 4.83 ACRES MORE OR LESS. ALSO KNOWN AS LOT 1 WCP ADDITION.

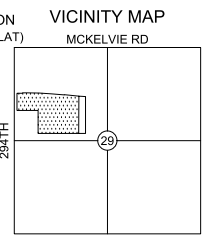
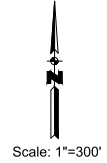
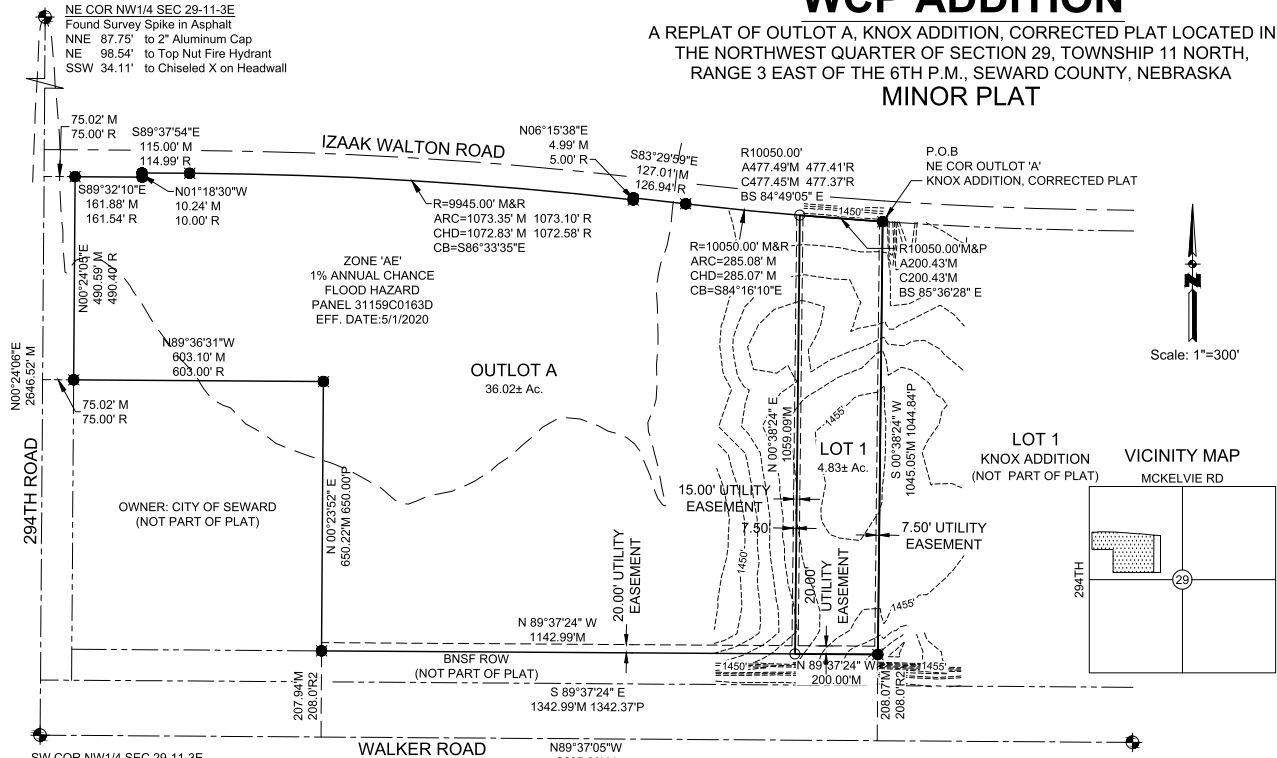
Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

WCP ADDITION

A REPLAT OF OUTLOT A, KNOX ADDITION, CORRECTED PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA MINOR PLAT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING MINOR PLAT OF "WCP ADDITION" A REPLAT OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE SOUTH, ON THE EAST LINE OF SAID OUTLOT 'A', ON AN ASSUMED BEARING OF S 00°38'24" W, FOR A DISTANCE OF 1045.05' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N 89°37'24" W, ON THE SOUTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", FOR A DISTANCE OF 1342.99' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE WESTERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT" THE FOLLOWING 3 COURSES:
 N 00°23'52" E FOR A DISTANCE OF 650.22'; THENCE N 89°36'31" W FOR A DISTANCE OF 603.10'; THENCE N 00°24'05" E FOR A DISTANCE OF 490.59' TO THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE ON THE NORTHERLY LINES OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", THE FOLLOWING 7 COURSES:
 THENCE S 89°32'10" E FOR A DISTANCE OF 161.88'; THENCE N 01°18'30" W FOR A DISTANCE OF 10.24'; THENCE S 89°37'54" E FOR A DISTANCE OF 115.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1073.35', WITH A RADIUS OF 9945.00', WITH A CHORD BEARING OF S 86°33'35" E, WITH A CHORD DISTANCE OF 1072.83';
 THENCE N 06°15'38" E FOR A DISTANCE OF 4.99'; THENCE S 83°29'59" E FOR A DISTANCE OF 127.01'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 477.49', WITH A RADIUS OF 10050.00', WITH A CHORD BEARING OF S 84°49'05" E, WITH A CHORD DISTANCE OF 477.45';
 AND HAVING A CALCULATED AREA OF 40.84 ACRES MORE OR LESS.
 SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED THIS _____ DAY OF _____, 2024

MARC J. RAPHAEL LS 695

OWNERSHIP CERTIFICATE

ARTHUR L. KNOX LIVING TRUST, ARTHUR L. KNOX AND EARLENE L. KNOX TRUSTEES, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT I LAID OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WCP ADDITION", A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND IN THIS PLAT GUARANTEED.

WITNESS MY HAND THIS _____ DAY OF _____, 2024

ARTHUR L. KNOX, TRUSTEE

EARLENE L. KNOX, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
) SS
 COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR L. KNOX LIVING TRUST, ARTHUR L. KNOX AND EARLENE L. KNOX TRUSTEES, AND THEY ACKNOWLEDGED THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATOR

THIS MINOR PLAT OF "WCP ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATOR.

SIGNED THIS _____ DAY OF _____, 2024

SEWARD ZONING ADMINISTRATOR

LEGEND

- = FOUND 5/8" REBAR
- ⦿ = FOUND CAPPED REBAR
- ⊕ = SECTION CORNER AS NOTED IN TIES
- = SET 5/8"x24" REBAR W/ 695 PLASTIC CAP
- M = MEASURED DISTANCE
- R = RECORDED INST.# 2024-01968
- R2 = RECORDED INST.# 2008-01343
- = FEMA FLOODPLAIN LINE

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION

THIS MINOR PLAT OF "WCP ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2024

CHAIRMAN OF THE SEWARD PLANNING COMMISSION

ATTEST: _____
 SECRETARY OF THE SEWARD PLANNING COMMISSION

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
 COUNTY OF SEWARD)

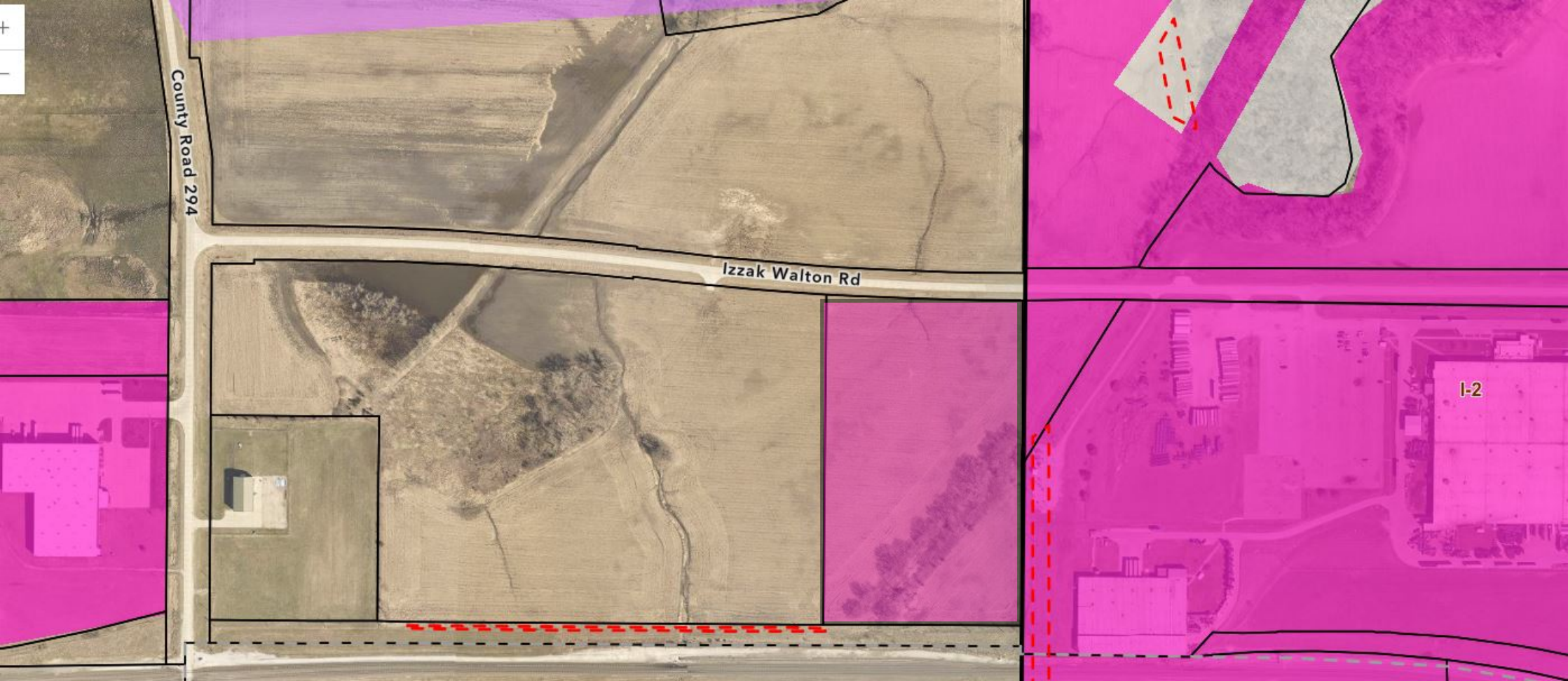
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE.

DATE: _____ TIME: _____ DRAWER NO. _____ FEE: _____

INSTRUMENT NO. _____ REGISTER OF DEEDS

ALLIED SURVEYING AND MAPPING
 8535 Executive Woods Drive - Suite 200 - Lincoln, Nebraska 68512
 Phone (402) 434-2686 Fax (866) 251-8747
 Project No. 2024-0070





County Road 294

Izzak Walton Rd

I-2

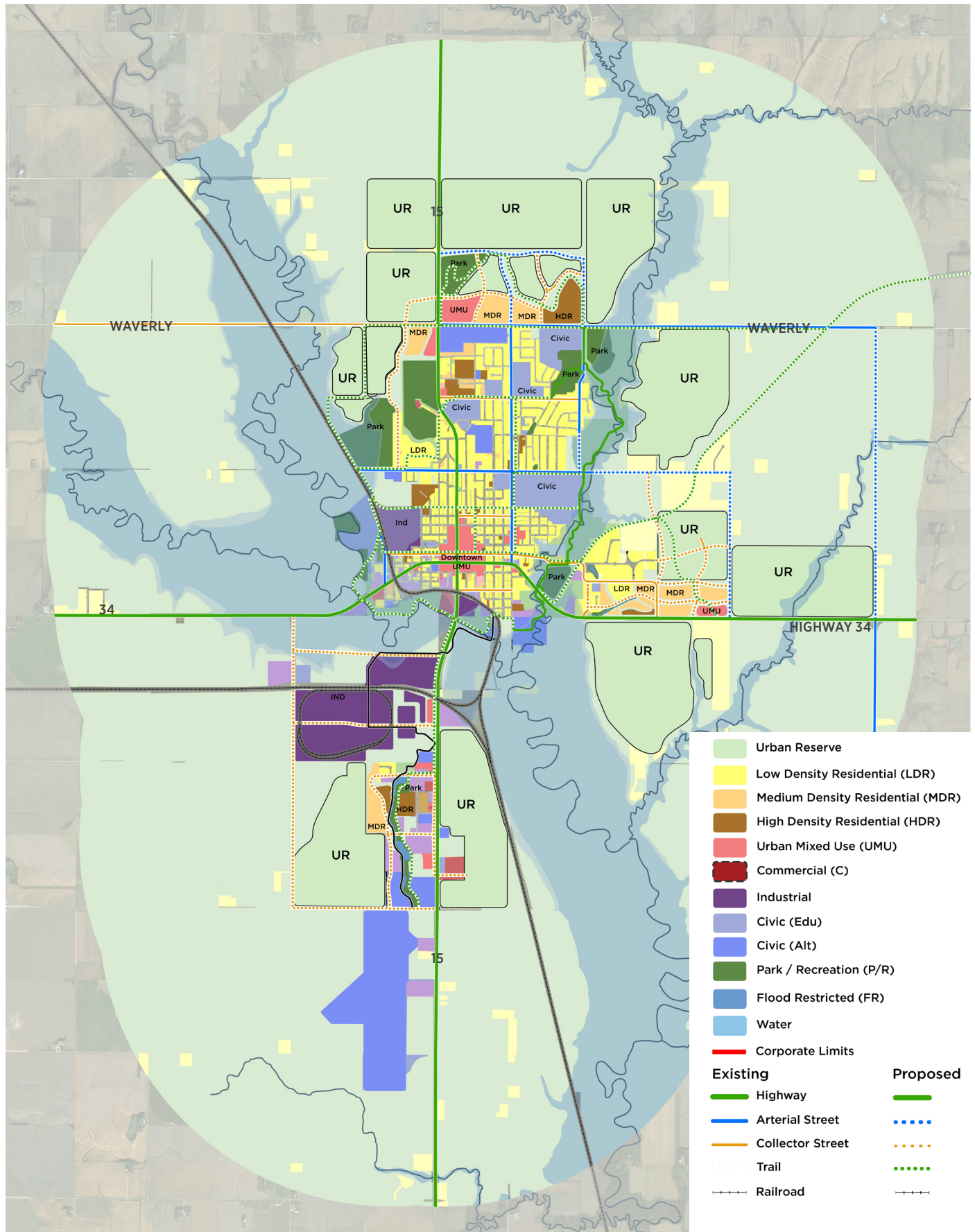
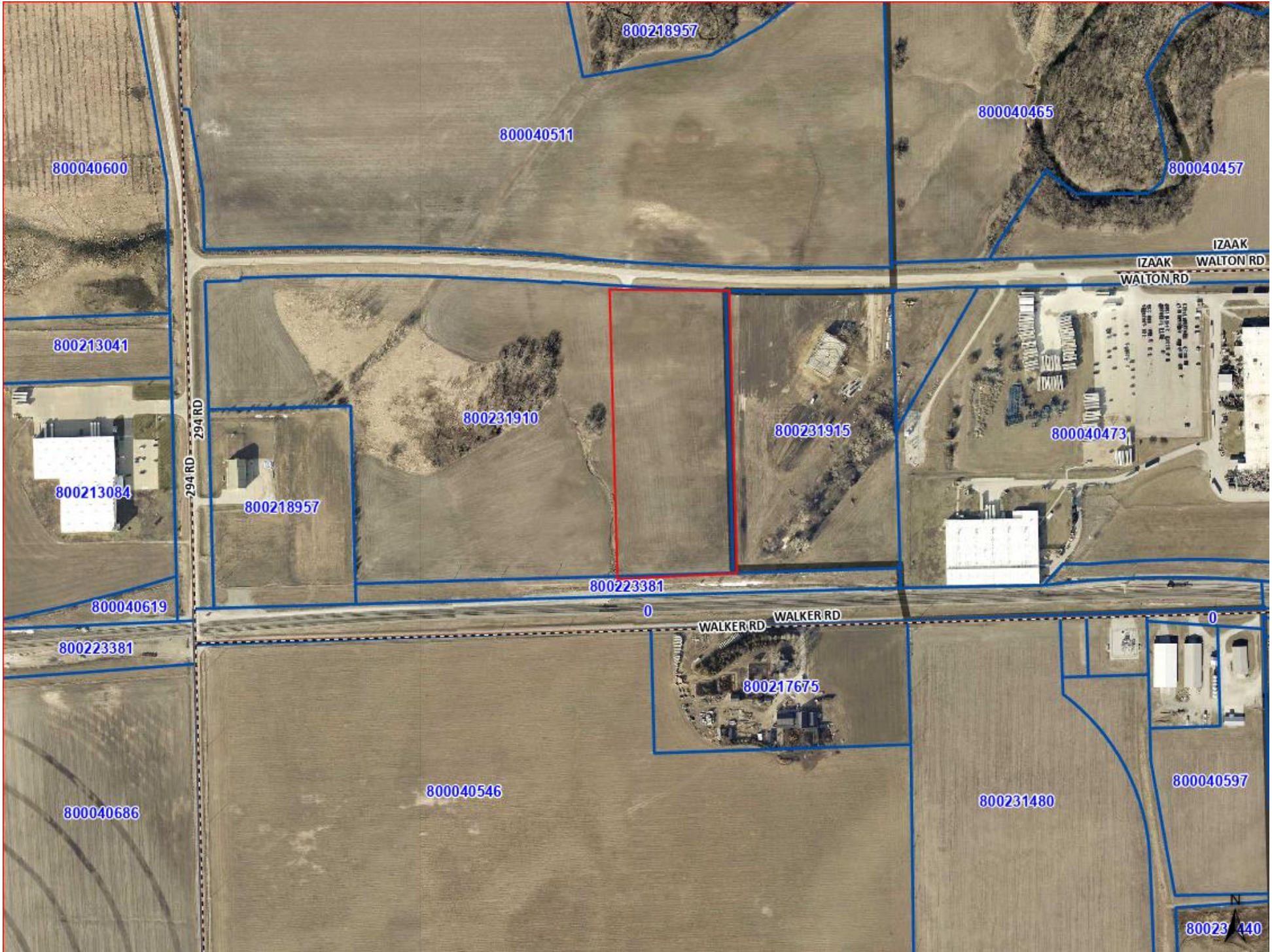


Figure 3.4: Future Land Use Map



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WALTON RD

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294 RD

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WALKER RD

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ORDINANCE NO. 2025-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO I2 GENERAL INDUSTRIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF WALKER ROAD AND EAST OF 294TH RD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within Extra Territorial Jurisdiction of the City of Seward, Nebraska is hereby rezoned from "AG Agricultural District", to "I2 General Industrial District" to wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6th PRINCIPAL MERIDIAN, SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE SOUTH, ON THE EAST LINE OF SAID OUTLOT 'A', ON AN ASSUMED BEARING OF S 00°38'24" W, FOR A DISTANCE OF 1045.05' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE N 89°37'24" W, ON THE SOUTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT", FOR A DISTANCE OF 200.00'; THENCE N 00°38'42" E FOR A DISTANCE OF 1059.09' TO THE NORTH LINE OF OUTLOT 'A' "KNOX ADDITION, CORRECTED PLAT"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 200.43', WITH A RADIUS OF 10050.00', WITH A CHORD BEARING OF S 85°36'28" E, WITH A CHORD DISTANCE OF 200.43' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 4.83 ACRES MORE OR LESS. ALSO KNOWN AS LOT 1 WCP ADDITION.

Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "I2 General Industrial District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended, and it is ordered that the above described land shall now be shown as "I2 General Industrial District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2025.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

4. Public Hearing 7:30pm: review a voluntary request for annexation of Lot 1, WCP Addition.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

<u>APPLICATION TYPE</u>	<u>FINAL ACTION?</u>	<u>DEVELOPER/OWNER</u>
Annexation Request		Arthur Knox

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
January 13, 2025	Minor Subdivision and Rezone	PID 800231910, AG, Industrial

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Arthur Knox

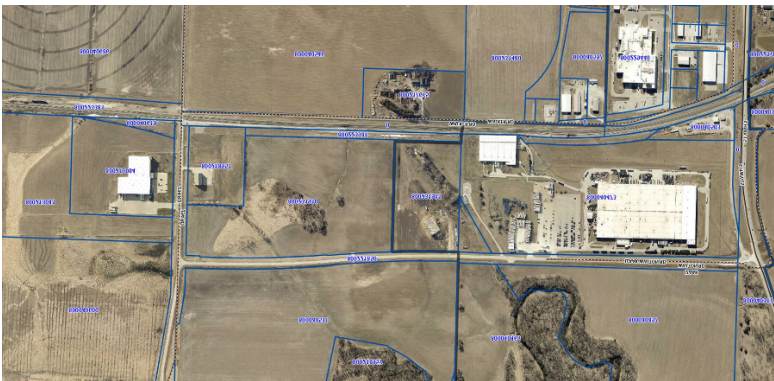
East, I-2, Industrial – Seward Property LLC (Summit Contracting)

South, AG, Single Family Residential – Rodney & Carman Koranda

West, I-2, Industrial – ABCFGS Holdings LLC

BRIEF SUMMARY OF REQUEST:

A voluntary Annexation request of Knox Addition Lot 1 by Arthur Knox.



APPLICATION CONTACT

Arthur Knox, C# [REDACTED]

[REDACTED]

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan is non-descript for this area. The adjacent Uses are industrial.

ANALYSIS

A voluntary Annex letter from Arthur Knox to be read at City Council for the Annexation of lot 1.

APPROXIMATE LAND AREA:

4.83 acres or 210394.8 square feet +/-

LEGAL DESCRIPTION:

LOT 1, WCP ADDITION, SEWARD, NE

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

December 16, 2024

City of Seward
Attn: Sara Van Cura
142 N 7th Street
Seward NE 68434

City of Seward Planning Commission, City Council, and Mayor:

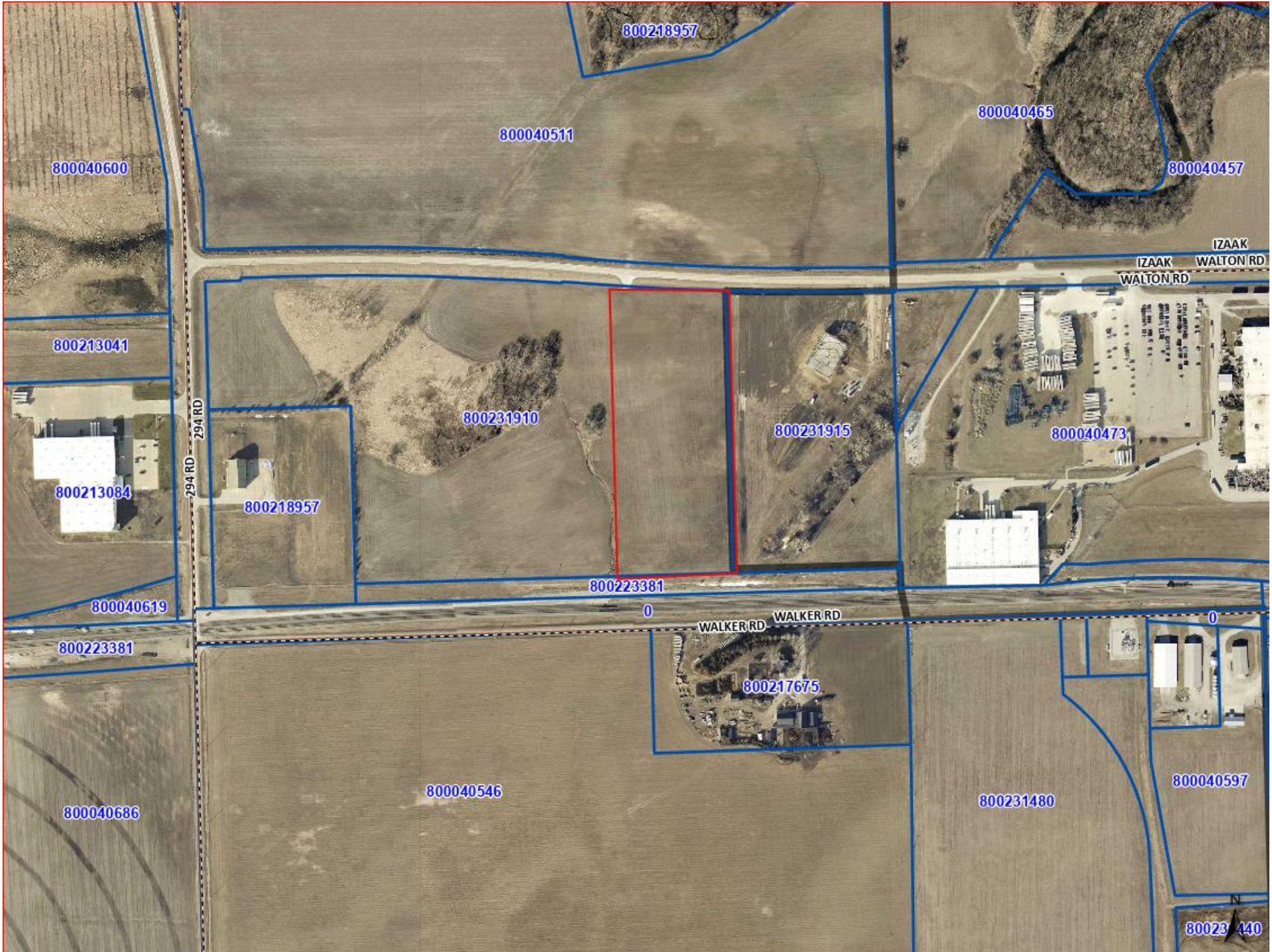
I, Arthur L. Knox, trustee of Arthur L. Knox Living Trust respectfully request annexation by the City of Seward of the following parcel:

- Lot 1, WCP Addition, Seward, Nebraska

Annexation to occur concurrently with the filing of the Final Plat for WCP Addition.

Respectfully requested,

Arthur L. Knox, Trustee
Arthur L. Knox, Trustee



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IZAAK

IZAAK

WALTON RD

WALTON RD

800213041

800231910

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294 RD

800223381

WALKER RD

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Return to:
City of Seward
537 Main St
Seward, NE 68434

ORDINANCE NO. 2025-

AN ORDINANCE DECLARING THE ANNEXATION OF CERTAIN CONTIGUOUS AND ADJACENT TRACTS OF LAND, URBAN AND SUBURBAN IN CHARACTER, MORE SPECIFICALLY LOT 1 WCP ADDITION TO THE CITY OF SEWARD, TO THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA, AND EXTENDING THE LIMITS THEREOF ACCORDINGLY; TO DESCRIBE THE REAL ESTATE TO BE ANNEXED AND ITS BOUNDARIES; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. TERRITORY ANNEXED; DESCRIPTION. The following described property, having been petitioned for annexation by all of the property owners of said property, is annexed to the corporate limits of the City of Seward, as follows:

Lot 1, WCP Addition, A subdivision of a portion of the Northwest Quarter, Section Twenty-Nine, Township Eleven North, Range Three East of the Sixth Principal Meridian, City of Seward, Seward County, Nebraska.

Section 2. CORPORATE LIMITS EXTENDED. The corporate limits are hereby extended to include the territory described in Section 1 of this Ordinance as part of the corporate limits of the City of Seward, Nebraska, as the same is designated, and hereby shall be part of and annexed to the City of Seward, Seward County, Nebraska.

Section 3. FILING AND RECORDING. A certified copy of this Ordinance declaring such annexation under the Seal of the City of Seward, Nebraska, shall be filed with the office of the County Clerk of Seward County, Nebraska.

Section 4. BENEFITS TO INHABITANTS. The inhabitants of the above described territory as set forth in Section 1 of this Ordinance, annexed to the corporate limits of the City of Seward Nebraska, shall receive substantially the benefits of all other inhabitants of the City and such inhabitants shall be subject to the Ordinances and Regulations of the City of Seward, Nebraska.

Section 5. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2025.

THE CITY OF SEWARD, NEBRASKA,

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Municipal Building, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date