

WAHOO CITY COUNCIL AGENDA
Thursday, February 5, 2026 - 7:00 PM
Wahoo Public Library, 637 N Maple St, 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, 637 N Maple St, 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

Reorganization of the Board

1. Nomination for Chair
2. Nomination for Vice-Chair

Public hearings and associated actions

1. Application for Rezoning of Dry Run Commons Phase I from TA (Transitional Ag) to C-2 (Highway Commercial District)

Items Not Requiring a Public Hearing

1. Approval of final plat for Robert's 2nd Addition replat - a Replat of lots 1 through 4, Blk 1 Robert's 2nd addition, the vacated alley, and a portion of the SW 1/4 of Section 31. (North of East 16th and Elm Streets)

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of January 8, 2026 meeting.

Adjournment



September 8, 2025

Melissa Harrell
City of Wahoo
605 N. Broadway St.
Wahoo, NE 68066

RE: Dry Run Commons Preliminary Plat and Change of Zoning Request

Dear Ms. Harrell,

Attached herein are the required materials and fees for the Application for Subdivision and Application for Change of Zoning of the first phase of the Dry Run Commons development, located south of 15th Street and Dry Run Drive. We will be seeking a rezone from the site's current TA classification to a C-2 classification. On behalf of JEO Investments, Inc. (JEO) I'd like to thank you for your assistance, support, and consideration on this matter. We respectfully request these applications to be considered at the October Planning Commission meeting.

It has been our experience that the City has prepared a subdivision agreement to be reviewed by the developer, but please let us know if you expect otherwise.

*Waiver =
(to be written into
Subdivision
Agreement)*

Please make note that while the Preliminary Plat covers the entirety of the proposed development, that the requested change of zoning only applies to our first phase of development, or Lots 1, 2, 3, and Outlot A. This area also coincides with a requested waiver of the 500 foot cul-de-sac length requirements of the Subdivision Requirements. To facilitate the phasing of our proposed development, we are proposing to extend Dry Run Drive to the south an additional 380 feet. The current termination of Dry Run Drive is 420 feet from the southern edge of W 15th Street pavement.

In July of 2023, the City of Wahoo engaged FHU to conduct a Traffic Impact Analysis based on a previous development concept submitted by us as the developer. Corresponding with this latest development concept, the City has again engaged FHU to conduct an update to that study. The current development proposal has less density than prior and the corresponding infrastructure requirements will be reflected in the subdivision agreement associated with this platting process.

It is our understanding that Wahoo Department of Utilities intends to install utility infrastructure in the current easement throughout the entirety of this site. We are happy to coordinate on this installation based on the timing and location of that installation, provided some of our future phasing effectively relocates a portion of that easement.

Lastly, we understand the city may be establishing a Development Committee to allow the Developer to meet with selected Planning Commission, City Council, and staff members to discuss the proposed development. We welcome that interaction and would be ready for a meeting as soon as it can be set up.

On behalf of JEO Investments, I thank you for your consideration. I look forward to working with you on this exciting project.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. S. Andersen".

Kevin Andersen,
Strategic Consultant

Enclosures

cc: Travis Beavers
City of Wahoo Planning Commission
Wahoo City Council

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

Applicant's Name JEO Investments, Inc.

Applicant's Address 1937 N. Chestnut St. Wahoo, NE 68066

Phone Number(s): 402-443-7455

Address or location of property to be rezoned Area South of 15th Street and Dry Run Drive
as indicated on the attached Preliminary Plat

Legal description of property to be rezoned Dry Run Commons Lots 1, 2, and 3 and Outlot "A"

Area of property (Sq Ft or Acres) 7.09 Acres

Current use of property Vacant

Proposed use of property Commercial

Present zoning TA (GCO) Requested zoning C-2 (GCO)

Current zoning and use of adjoining properties:

North: C-2 South: TA

East: R-3 West: TA

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

Medium Density Residential

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: 9-8-2025 Signed: [Signature]
Owner or authorized agent

Address: 1937 N. Chestnut
Wahoo, NE 68066

Phone: 402-443-7455

FEE: \$ 250⁰⁰ Receipt # 30765 9/9/2025
Publication fees will be billed to applicant

Date of Hearing (Planning Commission) Feb 5, 2026 . 20 . Approved _____ Denied _____
Date of Hearing (City Council) Feb 10, 2026 . 20 . Approved _____ Denied _____

Zoning Administrator



Rezone Justification – Dry Run Commons Phase I

1. Explain how this request is compatible with the future land use elements of the Wahoo, Nebraska Comprehensive Plan.

Dry Run Commons Phase I will be a continuation of the current C-2 zoning immediately adjacent to the north and provide additional commercial services along the Highway 77 corridor.

2. What type of development does the Wahoo, Nebraska comprehensive Plan recommend for this general area?

The 2017 Comprehensive Plan considered this area to be served by medium density residential uses. While future phases of Dry Run Commons is anticipated to include multi-family residential, this current phase continues additional commercial services along the important intersection of W 15th Street and Highway 77/Dry Run Drive.

3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?

A geotechnical report is attached.

4. Is the proposed zoning district in the floodplain hazard area as delineated under the federal flood insurance program?

The eastern portion of the proposed subdivision, along Dry Run Creek, is encumbered by floodplain hazard area. Portions of this area will be modified with fill and an associated floodplain development permit and Letter of Map Revision based on fill will be required prior to development.

5. Provide reasons to support the need for the proposed zoning in this area.

This area will facilitate additional commercial development and services along the Highway 77 corridor.

6. How would the proposed district conform with adjacent zoning districts?

Aside from the current C-2 immediately adjacent on the northern border of the proposed Dry Run Commons, all other zoning districts are buffered by either Dry Run Creek to the east or Highway 77 to the west.

7. What is the general character of the area? Describe

The current character of the area is vacant, transitional agricultural land. Dry Run Drive is stubbed to the northern border of the proposed subdivision with commercial uses immediately adjacent to the north.

8. What type of sewer and water system will be used?

Sewer and water will either be provided by the Department of Utilities or built to the City's specifications.

9. Does the change affect any proposed public projects?

The ultimate development will require the extension of Dry Run Drive to the south, with a temporary turnaround being utilized approximately 380 feet south of the current termination of Dry Run Drive. This turnaround will facilitate Phase I will access to Lots 1, 2, and 3, with an ultimate extension south for future connection into the existing transportation network.

Utility extensions will also be provided via the Dry Run Drive ROW, which aligns with the current utility easement on the site.

10. How will the proposed zoning district affect traffic in the area?

The City of Wahoo commissioned a preliminary traffic study based on the full buildout of an early concept of the Dry Run Commons development. The current proposal is of lesser density and intensity than what was originally reviewed. An updated traffic study will be commissioned prior to the submittal of the Final Plat.

8. What type of sewer and water system will be used?

Sewer and water will either be provided by the Department of Utilities or built to the City's specifications.

9. Does the change affect any proposed public projects?

The ultimate development will require the extension of Dry Run Drive to the south, with a temporary turnaround being utilized approximately 380 feet south of the current termination of Dry Run Drive. This turnaround will facilitate Phase I will access to Lots 1, 2, and 3, with an ultimate extension south for future connection into the existing transportation network.

Utility extensions will also be provided via the Dry Run Drive ROW, which aligns with the current utility easement on the site.

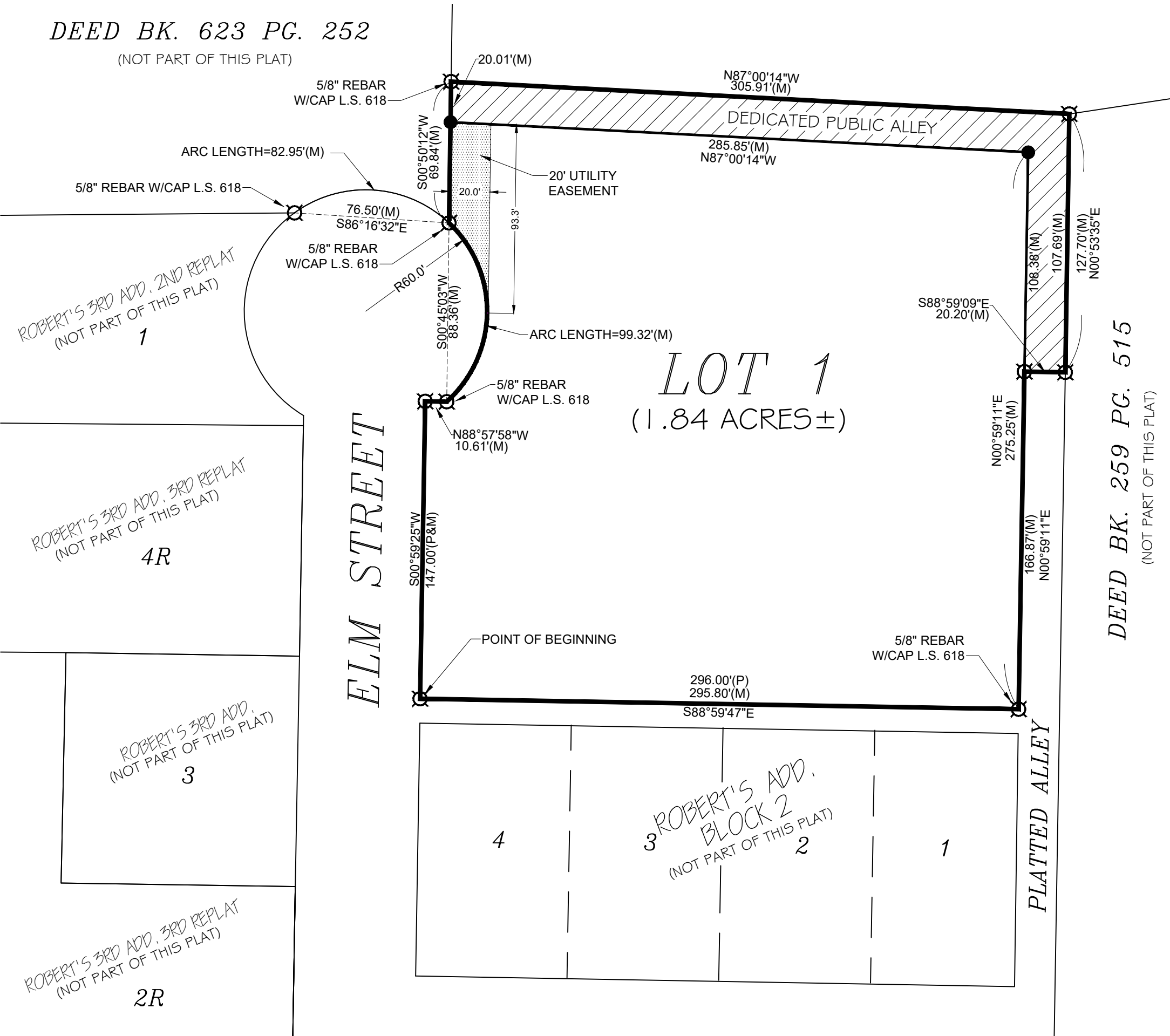
10. How will the proposed zoning district affect traffic in the area?

The City of Wahoo commissioned a preliminary traffic study based on the full buildout of an early concept of the Dry Run Commons development. The current proposal is of lesser density and intensity than what was originally reviewed. An updated traffic study will be commissioned prior to the submittal of the Final Plat.

FINAL PLAT "ROBERT'S 2ND ADDITION REPLAT"

A REPLAT OF LOTS 1 THROUGH 4, BLOCK 1, ROBERT'S 2ND ADDITION, THE VACATED ALLEY CONTIGUOUS TO THE NORTH LINE OF BLOCK 1, ROBERT'S 2ND ADDITION AND A PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE 6TH PRINCIPAL MERIDIAN SAUNDERS COUNTY, NEBRASKA.

DEED BK. 623 PG. 252
(NOT PART OF THIS PLAT)



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ERIC K. ROUMPH AND RENEE M. MCFEE, HUSBAND AND WIFE, BEING THE OWNERS AND PROPRIETORS OF THE REAL ESTATE DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DO HEREBY REPLAT SAID REAL ESTATE INTO ONE LOT AND A DEDICATED PUBLIC ALLEY AS SHOWN ON THE ATTACHED PLAT, TO BE HEREINAFTER KNOWN AS LOT 1, ROBERTS 2ND ADDITION REPLAT. SAID OWNERS HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE OF ALL ALLEYS AS SHOWN ON THE PLAT. SAID OWNER ALSO GRANTS A 20' WIDE UTILITY EASEMENT, AS SHOWN ON THE PLAT, TO THE CITY OF WAHOO FOR ALL UTILITIES. SAID DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. SAID OWNERS HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

ERIC K. ROUMPH _____ RENEE M. MCFEE _____

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
) SS.
COUNTY OF SAUNDERS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME ERIC K. ROUMPH AND RENEE M. MCFEE, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME IS AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE DESCRIPTION IN THE SURVEYORS CERTIFICATE WHICH APPEARS ON THIS PLAT.

COUNTY TREASURER

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF THE LOT IN ROBERTS 2ND ADDITION REPLAT, LOCATED IN THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR

WAHOO PLANNING COMMISSION:

THIS PLAT OF ROBERTS 2ND ADDITION REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAHOO AT ITS MEETING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON

WAHOO CITY COUNCIL:

THIS PLAT OF ROBERTS 2ND ADDITION REPLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO AT ITS MEETING ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST: _____
CITY CLERK

WAHOO CITY ENGINEER:

THE PLAT OF ROBERTS 2ND ADDITION REPLAT WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON THIS _____ DAY _____, 20____.

WAHOO CITY ENGINEER

- PIN FOUND
(5/8" REBAR UNLESS NOTED OTHERWISE)
- PIN SET
(5/8" x 24" REBAR W/CAP)
- TEMPORARY POINT
M = MEASURED DISTANCE
R = RECORDED DISTANCE
P = PLAT DISTANCE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS ROBERTS 2ND ADDITION REPLAT, A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 1, ROBERTS' 2ND ADDITION TO THE CITY OF WAHOO, THE VACATED ALLEY CONTIGUOUS TO THE NORTH LINE OF BLOCK 1, ROBERTS' 2ND ADDITION TO THE CITY OF WAHOO AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, ROBERTS' 2ND ADDITION TO THE CITY OF WAHOO; THENCE S88°59'47"E (ASSUMED BEARING), ON THE SOUTH LINE OF BLOCK 1, ROBERTS' 2ND ADDITION, A DISTANCE OF 295.80 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, ROBERTS' 2ND ADDITION; THENCE N00°59'11"E, ON THE EAST LINE OF BLOCK 1, ROBERTS' 2ND ADDITION AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 166.87 FEET TO POINT ON THE NORTH LINE OF ROBERTS' 2ND ADDITION; THENCE S88°59'09"E, ON SAID NORTH LINE, A DISTANCE OF 20.20 FEET TO THE NORTHEAST CORNER OF ROBERTS' 2ND ADDITION, SAID POINT ALSO BEING ON THE WEST LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 259, PAGE 515; THENCE N00°53'35"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 127.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N87°00'14"W, A DISTANCE OF 305.91 FEET TO A POINT ON THE EAST LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 623, PAGE 252; THENCE S00°50'12"W, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 69.84 FEET TO A POINT ON THE EAST LINE OF ELM STREET; THENCE SOUTHERLY, ON THE EAST LINE OF ELM STREET, ON THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S00°45'03"W AND A CHORD DISTANCE OF 88.36 FEET, A DISTANCE OF 99.32 FEET TO A POINT ON THE NORTH LINE OF BLOCK 1, ROBERTS' 2ND ADDITION; THENCE N88°57'58"W, ON THE NORTH LINE OF BLOCK 1, ROBERTS' 2ND ADDITION, A DISTANCE OF 10.61 FEET TO THE NORTHWEST CORNER OF BLOCK 1, ROBERTS' 2ND ADDITION; THENCE S00°59'25"W, ON THE WEST LINE OF BLOCK 1, ROBERTS' 2ND ADDITION, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 2.03 ACRES MORE OR LESS.

I, JEREMY A. CHARLES, NEBRASKA PROFESSIONAL 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 PLAT; THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. 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.

SIGNED THIS _____ DAY OF _____, 20____.

JEREMY A. CHARLES _____ L.S. 618



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

FINAL PLAT	scale: 1"=50'
	date: 12/12/2025
	drawn by: JC
ROBERTS' 2ND ADD. REPLAT	field wk: JC/CB
	sheet: 1 of 1

Event Agenda

Nebraska Planning Conference 2026

Wednesday, March 04, 2026

- | | |
|---------------------|--|
| 8:30 AM - 3:00 PM | David Ptak Institute for Legal Issues in Nebraska Planning
Speaker: Dave Ptak |
| 8:30 AM - 3:00 PM | Harry Milligan Institute for Planning Fundamentals
Speakers: Andrew Willis, Chad Nabity |
| 8:30 AM - 9:30 AM | Science-Based Siting: Using Evidence-Based Practices to Ensure Safe and Responsible Siting of Renewable Energy Development
Speaker: Devon Pishalski ; Co-speaker: Christopher Ollson |
| 8:30 AM - 9:30 AM | Heritage Tourism in Planning
Speaker: Stacey Groshong ; Co-speaker: John Shepard |
| 8:30 AM - 9:30 AM | Unlocking Federal Dollars: How Nebraska's Infrastructure Hub Helps Communities Win Big
Speaker: Jason Carbee ; Co-speaker: Jessica Hekter, Jenna Habegger |
| 9:45 AM - 10:45 AM | Historic Preservation - A community and economic development tool or is it a impediment?
Speaker: Michael Sothan ; Co-speaker: Kelli Bacon |
| 9:45 AM - 10:45 AM | Legislative Review: Updates and Advocacy Efforts
Speaker: Stephanie Rouse ; Co-speaker: Hannes Zetzsche, Jennifer Hiatt |
| 9:45 AM - 10:45 AM | Addressing the disconnect between street standards and long range community goals
Speaker: Brian Jackson ; Co-speaker: Brian Ortiz |
| 11:00 AM - 12:00 PM | Preservation Through Arts and Memory: Film, Music, and the Future of Inclusive Historic Preservation
Speaker: Jaime Lopez ; Co-speaker: Stephanie Rouse |
| 11:00 AM - 12:00 PM | Transportation Practitioners' Reflection on Addressing Transportation Barriers for Vulnerable Population in Nebraska
Speaker: Aysan Esmaely |
| 11:00 AM - 12:00 PM | Agrivoltaics - Dual Use Solar
Speaker: F. John Hay |
| 12:00 PM - 1:30 PM | Lunch Keynote: Big Beautifully Bearded Planners: The Art of Making It All Work
Speakers: Tj Dlubac, Josh Olhava |
| 1:45 PM - 2:45 PM | Advocating for Trees and Green Infrastructure
Speaker: Sarah Buckley |
| 1:45 PM - 2:45 PM | Downtown Parking Study: Utilizing drones and GIS
Speaker: Kevin Pflager |
| 1:45 PM - 2:45 PM | Planning for Agritourism
Speaker: Christopher Solberg |
| 3:00 PM - 4:00 PM | At the Intersection of Planning and Health: Opportunities to Collaborate with Public Health
Speaker: Megan Barhafer |

- 3:00 PM - 4:00 PM** **Planning for a Safer Columbus**
Speaker: Jason Carbee ; Co-speaker: Jessica Hekter, Morgan Buckmaster, Braden Labenz
- 3:00 PM - 4:00 PM** **Pulaski, Iowa: Small Town America's Changing Cultural Landscapes**
Speaker: Jason Combs
- 3:00 PM - 4:00 PM** **How to use the New Nebraska Planning Handbook**
Speakers: Dave Ptak, Chad Nabity
- 4:30 PM - 6:30 PM** **Ethics for Planners & Attorneys**
Speakers: Stephanie Rouse, Amy Haase, Andrew Willis
- 7:00 PM - 9:00 PM** **Pints with Planners Networking Event**
Location: Thunderhead Brewing, 18 E 12th St

Thursday, March 05, 2026

- 8:30 AM - 9:30 AM** **Partnerships in Planning: A Revitalization Plan for Lincoln's University Place Neighborhood**
Speaker: Paul Barnes ; Co-speaker: Andrew Thierolf
- 8:30 AM - 9:30 AM** **Mastering RFP/Qs and Proposals**
Speaker: Tj Dlubac ; Co-speaker: Josh Olhava
- 8:30 AM - 9:30 AM** **Is Your Community Senior Housing Ready**
Speaker: Amy Haase ; Co-speaker: Dan Schindhelm, AIA
- 8:30 AM - 9:30 AM** **Community Planning and Flood Resilience: Resources to Prepare for a Safer Future**
Speaker: Isabella Bialas ; Co-speaker: Elijah Kaufman, Jenny Mason, Zhenghong Tang
- 8:30 AM - 9:30 AM** **Conflicts of Interest**
- 9:30 AM - 9:45 AM** **Break**
- 9:45 AM - 10:45 AM** **Supporting Data-Driven Decisions About Livestock Operation Permitting**
Speaker: Amy Schmidt ; Co-speaker: Steve Martin
- 9:45 AM - 10:45 AM** **A Tabletop Tool to Facilitate Community Disaster Preparedness and Community Resilience Planning**
Speaker: Zhenghong Tang ; Co-speaker: Ryan Tan, Sharon Baldinelli, Cory Armstrong, Jenny Mason
- 9:45 AM - 10:45 AM** **Housing Solutions for Nebraska**
Speaker: Shannon Harner
- 9:45 AM - 10:45 AM** **Tax-increment financing legislative update and workforce housing initiatives**
Speaker: Michael Sands
- 9:45 AM - 10:45 AM** **Avoiding NEPA Pitfalls in Trail Planning**
Speaker: Craig Mielke
- 10:45 AM - 11:00 AM** **Break**
- 11:00 AM - 12:00 PM** **AI in Practice: How Planners Are Integrating Artificial Intelligence Into Everyday Workflows**
Speaker: Christopher Janson, AICP ; Co-speaker: Jenna Gilliam, Mason Herman
- 11:00 AM - 12:00 PM** **Powering Fields, Powering Futures: Advancing Public Power–Agricultural Partnerships Through Local Zoning Leadership**
Speaker: Chris Meeks
- 11:00 AM - 12:00 PM** **UNL Community and Regional Planning Student Session**
Speaker: Yunwoo Nam

11:00 AM - 12:00 PM	Planning for Housing Resilience: Lessons from Bellevue and Papillion Speaker: Flavia Tourek ; Co-speaker: Amy Haase, Tammi Palm, Michelle Andahl
11:00 AM - 12:00 PM	Findings of Fact
12:00 PM - 1:30 PM	Lunch Keynote: Clint Runge; Navigating a New Generation Through Placemaking Speaker: Clint Runge
1:45 PM - 2:45 PM	City/Developer TIF Panel Discussion Speaker: Jennifer Hiatt
1:45 PM - 2:45 PM	Reversing Donut Development: Land Banks and the Vacant Property Registry Speaker: Bobbi Pettit ; Co-speaker: Daniel Bennett
1:45 PM - 2:45 PM	The Planning Party: Driving Momentum for a Concept (In Two Days or Less) Speaker: Jennie Kozal ; Co-speaker: Suzanne Brodine, Matt Smallcomb
1:45 PM - 2:45 PM	Community Values & Modern Tools: Reimagining Wildfire Planning in Colorado Speaker: Karl Dietrich
1:45 PM - 2:45 PM	Planners in Classrooms: Materials For Presenting to Elementary Through High School Students Speaker: Kevin Pflager
2:45 PM - 3:00 PM	Break
3:00 PM - 4:00 PM	2025 Civic Health Index Speaker: Allen Chlopek ; Co-speaker: Allie Christianson
3:00 PM - 4:00 PM	Are You Ready for Renewable Energy? Speaker: Christopher Shires ; Co-speaker: Jeff Ray
3:00 PM - 4:00 PM	Real Estate Market Principles & Current Issues for Planners Speaker: Michael George
3:00 PM - 4:00 PM	Hear Me Out: Design Beyond ADA with Deaf Urbanism Speaker: Maya Struhar
3:00 PM - 4:00 PM	Seriously? Tell me more! Speaker: Jon Kinsey
5:00 PM - 6:00 PM	Social Hour w/ music by the Kearney Jazz Society Location: Bronze 1
6:00 PM - 8:00 PM	Awards Banquet

Friday, March 06, 2026

8:30 AM - 9:30 AM	Emerging Issues in AI: Tools, GIS, and the Public Records Act Speakers: Kurt Elder, Abigail Littrell
8:30 AM - 9:30 AM	From Vision to Regulation: How Planning Shapes Zoning Speaker: Keith Marvin AICP
8:30 AM - 9:30 AM	Safe Streets for All: Developing the High Priority Network for the Omaha-Council Bluffs Comprehensive Safety Action Plan Speaker: Jim Boerner ; Co-speaker: Ayodele (A.Y.) Fadoju
8:30 AM - 9:30 AM	Board of Zoning Adjustment

8:30 AM - 9:30 AM	Innovative Engagement: From Youth to Virtual Rooms Co-speaker: Faith Lamb ; Speakers: Kyle McLaughlin, Stacey Roach
9:30 AM - 9:45 AM	Break
9:45 AM - 10:45 AM	Doing Democracy Better Speaker: Daniel Bennett
9:45 AM - 10:45 AM	Managing Land Use Impacts Through Right-Sizing Your Zoning Code Speaker: Tj Dlubac ; Co-speaker: Josh Olhava
9:45 AM - 10:45 AM	“SPR” - Site Plan Review & Secure Project Return Speaker: Craig Bennett ; Co-speaker: Jason Combs
9:45 AM - 10:45 AM	The Do’s and Don’ts of Building a Great Trail Network Speaker: Kevin Carder
9:45 AM - 10:45 AM	Open Meetings Act
10:45 AM - 11:00 AM	Break
11:00 AM - 12:00 PM	Planning Conference Conversations Speaker: Steve Miller
11:00 AM - 12:00 PM	Zoning Administrator Q & A

WAHOO PLANNING COMMISSION

Meeting Minutes

January 8, 2026

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 Nebraska Open Meetings Act and Title VI. The Vice Chair then directed the City Clerk to call the roll: Brooks: Present, Egr: Absent, Fick: Absent, Gabel: Present, Miyoshi: Present, Pearson: Present, Pfligler: Present, Wilcox: Absent.

A Public Hearing regarding consideration of a resolution to recommend approval of a Redevelopment Plan amendment for the SENAHC Affordable Housing Project located on Lots 1 through 6, Wilmer Ridge Subdivision, Wahoo was opened at 7:01pm. Kevin Anderson from JEO investments spoke. He stated that the request for Tax Increment Financing (TIF) for the purchase of lots from JEO for workforce housing development through SENAHC. This would ultimately help in lowering the final cost of the completed lots.

A motion was made by Tracy Pfligler, seconded by Jason Gabel, to close the public hearing at 7:14. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

A motion was made by John Miyoshi, seconded by Jessica Pearson, to approve the resolution to recommend approval of the Redevelopment Plan amendment for the SENAHC Affordable Housing Project located on Lots 1 through 6, Wilmer Ridge Subdivision. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

A public hearing was opened at the December meeting of the Planning Commission. At that time the public hearing was continued to this meeting. Kevin Anderson from JEO spoke to the application which would consist of commercial and industrial use areas. He noted that the final plat would be accompanied by an application for a change in zoning.

Discussion was had regarding the future request of zoning and for the restriction of the current design corridor overlay boundary. It was stated that JEO will likely request to take the current design corridor from 1/4 mile from the expressway to 1/8 mile. It was noted that the appeal of the area because of the round-about improvements has improved and this area has the potential to bring traffic into Wahoo. Because of the increase in traffic along Old Hwy 77, members of the Planning Commission felt that it would be difficult to decrease the current design corridor.

A motion was made by Jessica Pearson, seconded by John Miyoshi to close the public hearing at 7:32pm. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

Planning Commission members had further discussed the potential for changes in the design corridor standards. It was suggested that if the idea is under serious consideration, then a review

of the design corridor standards as a whole could be considered. City Administrator Harrell commented that there are requirements for landscaping and design within the zoning area descriptions themselves that would likely address most of the concerns that come from adjusting the design corridor. The Planning Commission expressed overall support for the project.

A motion was made by Jessica Pearson, seconded by Jason Gabel, to recommend approval of the preliminary plat for Krumel Industrial Subdivision. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

Kevin Anderson from JEO spoke to the final plat for Dry Run Commons Phase I. Phase I is 3 commercial lots plus a drainage outlot in C2 zoning.

A motion was made by Jessica Pearson, seconded by Jason Gabel, to recommend approval of the final plat for Dry Run Commons Phase I. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

City Administrator Harrell spoke to statues of projects throughout the city.

A motion was made by Jessica Pearson, seconded by Jason Gabel, approve the minutes of the December 4, 2025. Roll call vote: Brooks: yes, Egr: Absent, Fick: Absent, Gabel: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent. Motion carried.

Meeting adjourned at 8:14pm.

Approved:

Christina Fasel
City Clerk
City of Wahoo