

WAHOO CITY COUNCIL AGENDA
Tuesday, March 3, 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

Report from Parks and Rec Director Kevin Stuhr

Public hearings and associated actions

Items Not Requiring a Public Hearing

1. Approval of a final plat for a replat of lots 51 & 52 North Highlands Subdivision.
2. Discussion regarding zoning around Wahoo Water Tower.
3. Discussion regarding minimum required square footage for living space and definition of living space.
4. Discussion regarding transportation corridor design standards.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of February 5, 2026 meeting.

Adjournment

**CITY OF WAHOO, NEBRASKA -- APPLICATION FOR MINOR SUBDIVISION
(LOT COMBINATION -- to combine properties for boundary and setback purposes)**

(All items must be filled out completely before acceptance of this application for processing)

1. Owner's Name: <u>Water Tower Place LLC</u>	2. Present Use of Subject Property: <u>Vacant Lot</u>
Address <u>TammybSellsre@gmail.com</u> <u>(Tammy Bennett)</u>	3. Desired Use of Subject Property: <u>New Single Family Residence</u>
Telephone No. (Home) <u>402-676-7013</u>	4. Present Zoning: <u>R-2</u>
(Business) _____	

5. Legal Description of Property: Lot 51 & 52 North Highlands
Replet to 51R North Highlands

6. Area of Subject Property (square feet and/or acres): 22,902.08 sq. ft.

7. Exhibits attached to this application: Two copies of Record of Survey prepared by a registered land surveyor, including site plan showing existing structures, and the precise nature, location and dimensions of the proposed minor subdivision.

Signature of owner: [Signature]
or
Signature of Authorized Agent: Water Tower Place

Date submitted: 1-28-26
Filing fee paid: \$ 100 Receipt # 31085 1/28/26 CMF

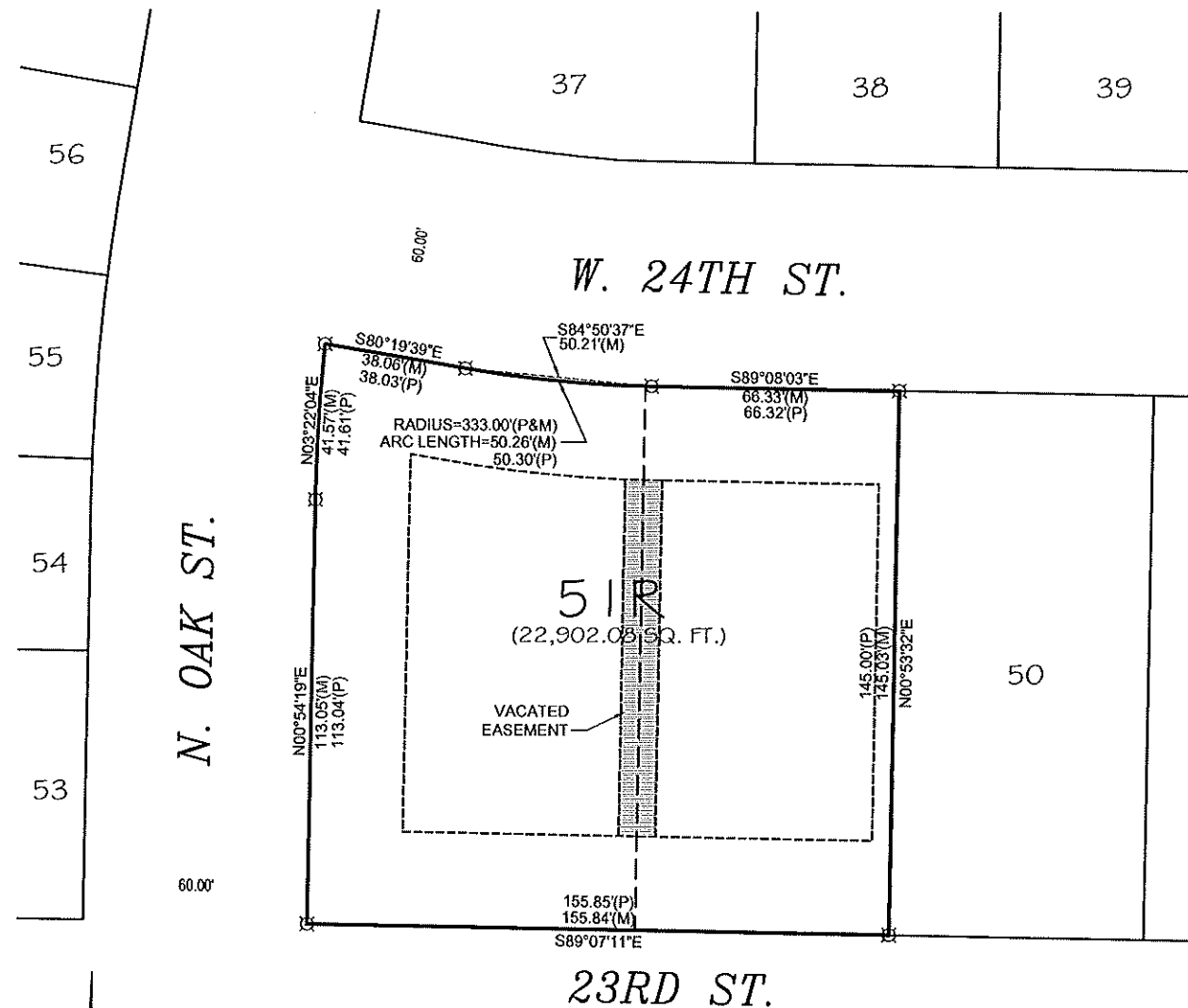
CRITERIA:
 No new street or alley needed or proposed
 No vacation of street, alley, setback lines, access control or easements
 No significant increase in service requirements (utilities, school, traffic control, street, repaving)
 Street right-of-way complies with requirements
 Easements comply with requirements
 Tracts created have direct access to a street
 Lots or parcels created are in conformance with zoning regulations, and are not substandard size
 Record of Survey meets requirements

This lot split Approved Disapproved on _____ by _____
Building Inspector/Zoning Administrator

NOTE: UPON APPROVAL BY BUILDING INSPECTOR/ZONING ADMINISTRATOR, IT IS THE RESPONSIBILITY OF APPLICANT TO FILE RECORD OF SURVEY AND PAY FILING FEE FOR LOT SPLIT WITH THE REGISTER OF DEEDS.

"NORTH HIGHLANDS LOT 51R"

A REPLAT OF LOTS 51 AND 52, NORTH HIGHLANDS,
CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.



PIN FOUND
(5/8" REBAR W/CAP I.S. 787)
M = MEASURED DISTANCE
P = PLAT DISTANCE
----- EXISTING EASEMENT
- - - - - ORIGINAL LOT LINE BETWEEN LOTS 51 AND 52
[Hatched Box] VACATED EASEMENT

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE LOT TO BE KNOWN AS NORTH HIGHLANDS, LOT 51R, A REPLAT OF LOTS 51 AND 52, NORTH HIGHLANDS, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA HEREAFTER TO BE DESCRIBED AS FOLLOWS:

LOT 51R, NORTH HIGHLANDS, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.

I, JEREMY A. CHARLES, NEBRASKA REGISTERED 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, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AS BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. 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 DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP80 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

SIGNED THIS _____ DAY OF _____, 20__.

JEREMY A. CHARLES L.S. 618

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WATER TOWER PLACE LLC., BEING THE OWNERS AND PROPRIETORS OF THE REAL ESTATE DESCRIBED AND EMBRACED IN THE SURVEYORS CERTIFICATE, DO HEREBY REPLAT SAID REAL ESTATE INTO ONE LOT AS SHOWN ON THE ATTACHED PLAT, TO BE HERINAFTER KNOWN AS LOT 51R, NORTH HIGHLANDS, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA. SAID DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

WILLIAM J. DOUGLAS, MANAGER
WATER TOWER PLACE LLC.

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
)SS.
COUNTY OF SAUNDERS)

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, WILLIAM J. DOUGLAS, KNOWN TO ME TO BE THE IDENTICAL PERSON 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

TREASURER:

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE LEGAL DESCRIPTIONS WHICH APPEAR ON THIS PLAT.

COUNTY TREASURER

COUNTY SURVEYOR:

I HEREBY APPROVE THE NUMBERING OF LOT 51R, NORTH HIGHLANDS, LOCATED IN THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, THIS _____ DAY OF _____, 20__.

COUNTY SURVEYOR

WAHOO PLANNING COMMISSION:

THIS PLAT OF LOT 51R, NORTH HIGHLANDS, ALONG WITH THE VACATION OF THE EASEMENT AS SHOWN ON THE PLAT HEREIN 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 LOT 51R, NORTH HIGHLANDS, ALONG WITH THE VACATION OF THE EASEMENT AS SHOWN ON THE PLAT HEREIN, 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 LOT 51R, NORTH HIGHLANDS WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON THIS _____ DAY _____, 20__.

WAHOO CITY ENGINEER



CHARLES SURVEYING LLC.	
JEREMY A. CHARLES	
21 N. 3RD CIRCLE	
MEAD NE 68041	
(402) 443-6955	
SURVEY RECORD	
scale:	1"=30'
date:	01/27/2026
drawn by:	JC
field wk:	JC/CB
sheet:	1 of 1
REPLAT OF LOTS 51 AND 52, NORTH HIGHLANDS, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.	

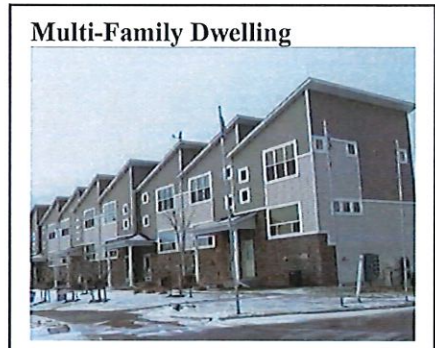
2. Permanent Foundation: Based on which building rests to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42" below the final ground level.

Dwelling, mobile home: shall mean any prefabricated structure, composed of one or more parts, used for living and sleeping purposes, shipped or moved in essentially a complete condition and mounted on wheels, skids or roller, jacks blocks, horses, skirting or a permanent or temporary foundation or any prefabricated structure which has been or reasonably can be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. Each dwelling unit shall be at least eight feet in width and thirty-two feet in length, but two-family mobile homes may have less length than the required minimum if the required width is exceeded by an amount sufficient to provide an area of at least 500 square feet. Mobile homes shall meet all current HUD standards for mobile homes and shall have said sticker stating such is true. The term mobile home shall include trailer home and camp car, but the definition shall not apply to any vehicle lawfully operated upon fixed rails. A dwelling shall not be considered a mobile home if it meets the definition of a manufactured home dwelling, modular dwelling, and/or single-family dwelling.

Dwelling, modular: (Is considered a conventional type single-family dwelling) Shall mean any prefabricated structure, used for dwelling purposes, moved on to a site in an essentially complete constructed condition, in one or more parts, and when completed is a single-family unit on a permanent foundation, attached to the foundation with permanent connections. To be a modular home it shall meet or be equivalent to the construction criteria as defined by the Nebraska State Department of Health and Human Services under the authority granted by Section 71-1555 through 71-1567 Revised Statutes of Nebraska 1943, in addition to any amendments thereto, those that do not meet the above criteria shall be considered a mobile home. See Dwelling, Single Family.

Dwelling, multi-family: shall mean a building or buildings designed and used for occupancy by three or more families, all living independently of each other and having separate kitchen and toilet facilities for each family.

Dwelling, seasonal: shall mean a dwelling designed and used as a temporary residence and occupied less than six months in each year.



Dwelling single-family: a building having accommodations for or occupied exclusively by one family which meet all the following standards:

1. The home shall have no less than 900 square feet of floor area, above grade, for single story construction;
2. The home shall have no less than an 18-foot exterior width;
3. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run;
4. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single family construction;
5. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock;
6. The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed;
7. The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district;
8. Permanent foundation: continuous perimeter base on which building rests to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level;
9. At least fifty percent (50%) of the structure must be habitable; and

10. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single family construction, and shall not include vertical metal wall panels.

Dwelling, single-family attached: shall mean a one-family dwelling unit that is attached to one additional single-family dwelling. Said dwelling units are separated by an unpierced common wall through the center of the structure that also sits along the property line separating ownership of the structure.

Dwelling, single-family detached: shall mean a dwelling which is entirely surrounded by open space on the same lot and is detached from another single-family dwelling.

Dwelling, two-family: shall mean a building containing two dwelling units and designed or used exclusively for the occupancy of two families living independently of each other and having separate kitchen and toilet facilities for each family.

Dwelling, townhome: shall mean one of a group or row of not less than three nor more than 12 attached, single-family dwellings designed and built as a single structure facing upon a street or placed and in which the individual town-houses may or may not be owned separately. For the purpose of the side yard regulations, the structure containing the town- or group of town-houses shall be considered as one building occupying a single lot.

Dwelling unit: shall mean one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or lease on a weekly, monthly, or longer basis, and physically separate from any other rooms or dwelling units which may be in the same structure, and containing independent complete cooking, toilet and sleeping facilities.

Easement: A grant for the use of a defined tract of land for a specific purpose or purposes by a property owner to the public, another person, corporation, or legal entity.

Educational facility: shall mean a public or nonprofit institution or facility which conducts regular academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, junior colleges, trade schools, nonprofit research institutions and religious institutions. Such institutions must either: (1) Offer general academic instruction equivalent to the standards established by the State Board of Education; or (2) Confer degrees as a college or university or undergraduate or graduate standing; or (3) Conduct research; or (4) Give religious instruction. Private schools, academies, or institutes incorporated or otherwise, which operate for a profit, commercial, or private trade schools are not included in this definition.

Effective date: shall mean the date that this Ordinance shall have been adopted, amended, or the date land areas became subject to the regulations contained in this Ordinance as a result of such adoption or amendment.

Eleemosynary Institution: shall mean any building or group of buildings devoted to and supported by charity.

Encroachment: shall mean an advancement or intrusion beyond the lines or limits as designated and established by the ordinance, and to infringe or trespass into or upon the possession or right of others without permission.

Enlargement: shall mean the expansion of a building, structure, or use in volume, size, area, height, length, width, depth, capacity, ground coverage, or in number.

Erected: shall mean constructed upon or moved onto a site.

WAHOO PLANNING COMMISSION

Meeting Minutes

February 5, 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: Absent, Pfligler: Present, Wilcox: Absent, Lentfer: Absent.

A motion was made by Don Fick, seconded by Jason Gabel, to nominate Tracy Pfligler as Chairperson of the Planning Commission. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: Abstain, Wilcox: Absent, Lentfer: Absent. Motion carried.

A motion was made by Tracy Pfligler, seconded by Don Fick, to nominate Jason Gabel as Vice Chair of the Planning Commission. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: yes, Wilcox: Absent, Lentfer: Absent. Motion carried.

A public hearing regarding the application for the rezone for Dry Run Commons Phase one was opened at 7:05pm. Kevin Anderson - JEO - spoke to the application - replat of 3 lots and an out lot from TA – Transitional Ag to C2 – Highway Commercial. There were no other comments from the public.

A motion was made by Don Fick, seconded by Jason Gabel, to close the public hearing at 7:12pm. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: yes, Wilcox: Absent, Lentfer: Absent. Motion carried.

A motion was made by Jason Gabel, seconded by Don Fick, to approve the rezone application. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: yes, Wilcox: Absent; Lentfer: Absent. Motion carried.

Building Inspector/Zoning Administrator Travis Beavers detailed the application for 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.

A motion was made by Don Fick, seconded by John Miyoshi, to recommend approval of the replat. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: yes, Wilcox: Absent; Lentfer: Absent. Motion carried.

Building Inspector/Zoning Administrator Travis Beavers asked for opinion on interpretation of requirement for 900 square foot area. The board asked to have proposed language presented at a future meeting.

Mayor Jerry Johnson spoke to the opening on the Board of Adjustments.

John Lentfer entered the meeting at 8:02pm.

Members of the board introduced themselves.

A motion was made by Andrea Brooks, seconded by John Miyoshi, to approve the minutes from the January 8, 2026 meeting. Roll call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Miyoshi: yes, Pearson: Absent, Pfligler: yes, Wilcox: Absent, Lentfer: yes. Motion carried.

Meeting adjourned at 8:12pm.

Approved:

Christina Fasel
City Clerk
City of Wahoo