

City of Seward Planning Commission

Minute Record March 9, 2015

The City of Seward Planning Commission met in regular session at 7:30 p.m. March 9, 2015 at the Municipal Building, 142 No. 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: M. Langner, S. Bowen, T. Spunaugle, K. Gustafson, C. Kotera, R. Soucek, D. Ellis. Other Officials present: Public Facility/CIP & GIS Director John Hughes & Code Enforcement Director Ed Gonzalez.

Absent members were: R. Wallman, R. Niemoth, C. Corum

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 Interim Commission Chairman Russ Soucek at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes each and one representative per household.

Interim Commission Chairman Soucek announced that a copy of the agenda for this meeting is posted on the front window of the Municipal Building and copies are available on the north wall where a copy of the open meetings act is also posted for the public.

1. Public Hearing – Web 4th Addition Preliminary Plat

Bill Kuhlman, 2054 Holdrege Road, Pleasant Dale, NE spoke as the Developer/Applicant. The development includes 26 lots; will allow for access to Star Street for emergency vehicles and will provide better water drainage. There is no outlet from Star Street to Waverly Road due to City requirements (per J. Hughes). The Seward School System sold an easement to WEB located at the end of Knotty Pine. Access to Star Street will occur from Briarwood Lane. Drainage is a concern in this area. WEB will be increasing the size of the drainage pipe to 24”.

Jared Hochstein, 357 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Hochstein indicated he has lived at this location for seven years and has witnessed the manhole cover “blown off” from the force of the rushing water. (Pictures from May 11, 2014 were provided by Seward Staff prior to meeting).

Carrie Sermeno, 1957 North Star, Seward, NE spoke as a homeowner concerned about rain water drainage. Sermeno has lived at this location for 20 years. Sermeno indicated a rain of as little as 1-2 inches can cause flooding in this area. Sermeno’s had an addition to their home in 2004 which has prevented any further damage. (Pictures from May 11, 2014 were provided by Seward Staff prior to meeting). However, the home located at 1941 Star Street regularly received damage.

Craig Williams, 455 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Williams provided a photo of flooding which occurred on May 11, 2014 and four other photos from approximately 1999.

Jim Hild, 2005 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Hild has lived at this location for 20 years. They have sustained water damage three times. He has installed drainage tile and had significant dirt work done to prevent water damage.

Todd Thege, 333 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage.

Karen Thege, 333 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Thege has lived at this location since July 2003. She has witnessed the manhole cover "pop off" 3 times since living there.

Bill Kuhlman indicated he can attest to the water issues in this area, however, the problems exist because of the drainage from the Elementary and Middle Schools, not the developments. He indicated the natural flow of the water cannot be changed. He feels the best way to address the problem is to develop the area and slow down the water flow, give the water time to drain.

Jeff Wagner, 6920 Van Dorn Street, Lincoln, NE, spoke as representative of Mainelli, Wagner & Associates, Inc., the Engineering firm for the development. He indicated they used the plans from WEB – 2nd as a foundation for the WEB – 4th plans. He indicated drainage in this area is currently 103 cfs (cubic feet per second). He anticipates that following the development, it should be reduced to 78 cfs.

Karen Thege indicated she has noticed an increased amount of water drainage as this area continues to become more developed.

Jeff Wagner indicated there are only two factors that can be altered: time of concentration and run-off coefficient.

J. Hughes indicated the plan allows for a 10-year-storm event; 3 inch rainfall per hour. The water drainage problems in this area are due to the Elementary and Middle School properties. He indicated there is a detention cell behind the Elementary School but it is not used. Commission Members asked why this is not used; J. Hughes indicated the proper grading was never finished.

Commission Member T. Spunaugle made a motion to approve the WEB 4th Addition Preliminary Plat; Commission Member K. Gustafson seconded.

Aye: Langner, Spunaugle, Gustafson, Souchek, Bowen, Ellis

Nay: Kotera

Absent: Wallman, Niemoth, Corum; Motion carried.

2. Public Hearing – Voluntary Annexation request for WEB 4th Addition

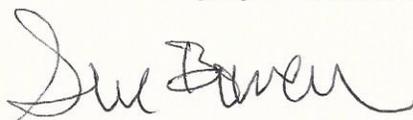
Bill Kuhlman, Holdrege Road, Pleasant Dale, NE spoke as the Developer/Applicant. He indicated this request is to annex the development just discussed into the City.

Commission Member D. Ellis made a motion to approve the Voluntary Annexation Request for WEB 4th Addition; Commission Member C. Kotera seconded. Motion carried unanimously.

3. Report on Meetings
No meetings were attended.

4. Consent Agenda
The minutes of February 9, 2015.
E. Gonzales indicated Item #2 should read, "...Phil Luebbert, JEO Consulting Group, Inc...".
Commission Member D. Ellis made a motion to approve the minutes with the identified changes;
Commission Member C. Kotera seconded; motion carried unanimously.

Meeting adjourned at 8:50 p.m.



Sue Bowen
Secretary