

City of Seward Planning Commission

Minute Record

April 13, 2015

The City of Seward Planning Commission met in regular session at 7:30 p.m. April 13, 2015 at the Municipal Building, 142 No. 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: R. Wallman, R. Niemoth, S. Bowen, T. Spunaugle, C. Kotera, R. Souchek. Other Officials present: Public Facility/CIP & GIS Director John Hughes.

Absent members were: M. Langner, C. Corum, K. Gustafson, D. Ellis

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 Commission Chairman Ron Wallman 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.

Commission Chairman Wallman 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 Final Plat

Bill Kuhlman, 2054 Holdrege Road, Pleasant Dale, NE spoke as the Developer/Applicant. WEB Development has a pending transaction with the Seward School Board to purchase land at the corner of Briarwood Lane and Star Street which will allow for service vehicles to turn around (garbage trucks, fire engines, etc.). WEB is following recommendations from the Engineering firm Mainelli, Wagner & Associates, Inc. on flattening the pitch of the streets and slowing down the water flow in this area causing flooding problems.

Jared Hochstein, 357 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. He is concerned about where all the inlets meet; water is flowing from both the Elementary and Middle Schools. Hochstein would like to see a storm sewer study on the area before moving forward with altering the development.

Carrie Sermeno, 1957 North Star, Seward, NE spoke as a homeowner concerned about rain water drainage. Sermeno indicated she had just left the Seward School Board Meeting. She understood from this meeting that the Seward School Board has not received the original plans from the City. She believed the School Board seemed willing to be a good neighbor and work with them. She understood the problem involved a berm that was to be placed on the west side of Star Street.

Karen Thege, 333 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Thege, too, attended the Seward School Board meeting. Thege would also like to see more study about the flooding problem to be sure the right thing is being done. She indicated there were no drainage plans in the original plans to divert water from the soccer fields; then homes were developed and this, too, did not include plans for diverting this water. She indicated home owners are willing to work with whoever will work with them to resolve this issue.

7:52 p.m. – Public Hearing closed.

J. Hughes indicated the Seward School Board does have the plans. J. Hughes indicated he has spoken with Dr. Barnes, Superintendent of Seward Public Schools. He indicated the Seward School Board wants to help the situation. He indicated the water can be contained if a swale is cut and sent into a detention cell. The detention cell behind the Elementary School was intended to pick up water from the soccer fields. Currently water is running on the south side of the

detention cell and will go into the channel. Water needs to go halfway down Star Street to the pickup point, then north to Waverly Road and then to Plum Creek.

Commission Member T. Spunaugle made a motion to approve the WEB 4th Addition Final Plat; Commission Member R. Niemoth seconded.

R. Wallman indicated the approval of the development should not be hindered because of the water drainage concerns. S. Bowen indicated she had the same perception following the last meeting. However, the last meeting brought to light the largest problem was an unused detention cell on the Seward Public Schools property. In this meeting, we are indicating the detention cell is not the problem, but rather the absence of a berm that was in the original development plans. Bowen suggested delaying approving this Final Plat until a study can be completed to determine where the water is coming from and where it is going before the terrain is changed again.

Aye: Kotera, Wallman, Niemoth, Spunaugle, Souchek

Nay: Bowen

Absent: Corum, Gustafson, Langner, Ellis; Motion carried.

2. Report on Meetings

No meetings were attended.

3. Consent Agenda

The minutes of March 9, 2015.

The minutes of March 23, 2015.

Commission Member T. Spunaugle made a motion to approve the minutes; Commission Member C. Kotera seconded; motion carried unanimously.

Meeting adjourned at 8:07 p.m.



Sue Bowen
Secretary