

Agenda Item # 236

Date 3/20/24



COPY



AGENDA

DOUGLAS COUNTY PLANNING COMMISSION

15335 W. Maple Road, Omaha, NE. 68116

Douglas Conference Room, First Floor

March 20, 2024 6:00 p.m.

Commission Members: David Levy –Chair, Tanner Hoffman – Vice Chair, Bill Bowers, Dakotah Smith, Cal Brummund, Callie O’Callaghan, and Scott Bruhn

COMMISSION ACTION:

This meeting is conducted in accordance with the Open Meetings Act of the State of Nebraska, a copy of which is posted in the back of the room.

1. Roll call of members
2. Approval of agenda
3. Approval of February 21, 2024 Planning Commission Meeting Minutes

PUBLIC HEARING AND RECOMMENDATION:

1. Matt Caniglia, applicant-rezoning from AG Agriculture to R-2 Urban Residential Moderate Density District a parcel in the S 1/2 SE ¼ of Section 12-Township 16-Range 10; Douglas County, NE 68022, parcel number 0112970010

DISCUSSION ITEMS:

REPORTS FROM STAFF:

ITEMS FROM THE PUBLIC:

ITEMS FROM THE MEMBERSHIP:

EXECUTIVE SESSION:

ADJOURNMENT:

2024 MAR 11 PM 2:20
RECEIVED
Dodge Co Highway Dept

Project Name:

Rainwood Rd Property

Add Note

Project Description:

Rezone property for school/religious use.

Permit Number:

RZ-0001-24

Applicant:

Caniglia, Matt

Initial Application Number:

REFERENCE-24-0192

Primary Contact:

Caniglia, Matt ⁱ

Permit Type:

REZONE

Primary Contractor:

2024 MAR 11 PM 2:22
RECEIVED
Dodge Co Hyway Dept

Status:*

ROUTED FOR REVIEW

Last Activity:

03/01/2024 13:37

Process State:

Technically Complete

Last Inspection Date:

Parent Permit:

Initiated:

02/28/2024

Assigned To:

User

Submitted:*

02/28/2024

Application is 6 days old

Fast Track:

Completed:

02/28/2024

No submittals required

Applied for Online:

Approved:

3 of 17 (18%) steps approved.

Cycle Information

Cycle Number: 1

Cycle State: Active

Cycle Start: 02/28/2024

Ready:

\$325.00 paid (100%), \$0.00 due.

Issued:

Finalized:

No inspections.

Closed:

\$0.00 deferred fees due.

Expires:

08/26/2024

Exp Override:

Site Address

Site Address:

NO SITUS ADDRESS

Verify Address and Coordinates

Site City:

UNKNOWN

Latitude:

State:

NE

Site Zip: 00000

Longitude:

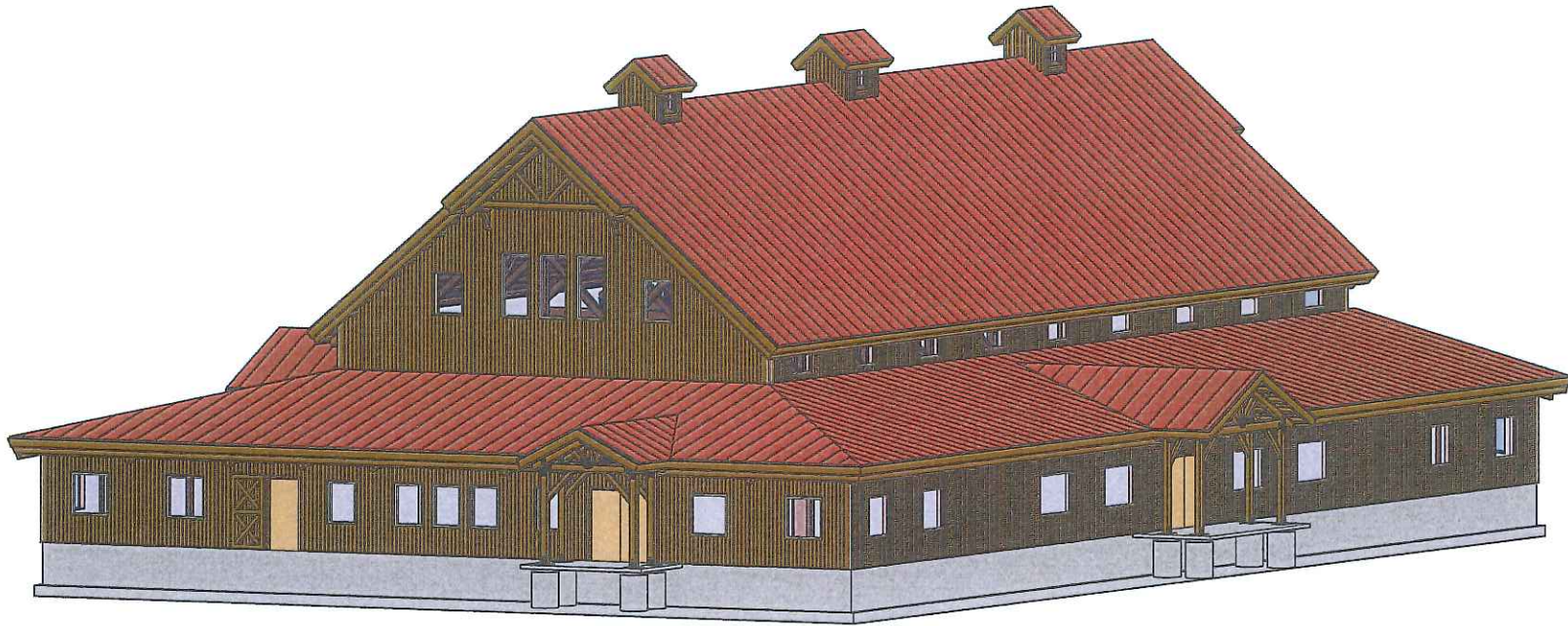
Inspection Area:

Zone:

Primary Parcel:

0112970010 ⁱ

SAGA VALLEY SCHOOLHOUSE
 28909 GARVIN RD.
 VALLEY, NE 68084



SHEET INDEX	
000	COVER SHEET
001	GENERAL NOTES AND CODES
100	FOUNDATION PLAN
101	POST LAYOUT PLAN
102	LOFT FRAMING PLAN
103	ROOF FRAMING PLAN
201	3D BENT FRAMING
301	BENT ELEVATION
302	BENT ELEVATION
303	BENT ELEVATION
304	BENT ELEVATION
305	BENT ELEVATION
306	BENT ELEVATION
307	BENT ELEVATION
308	BENT ELEVATION
310	TYPICAL PARLOR LAYOUT
401	STRUCTURAL DETAILS
501	MAIN FLOOR PLAN
601	LOFT FLOOR PLAN
602	EXTERIOR ELEVATIONS
603	EXTERIOR ELEVATIONS
701	BUILDING SECTIONS & DETAILS
702	STAIR SECTIONS & DETAILS
801	DETAILS
802	DETAILS
901	3D VIEWS



Eric K. Henscheid, P.E.
 Project No. 28909 GARVIN RD.
 03-23-2017
 8:46:23 AM

COVER SHEET



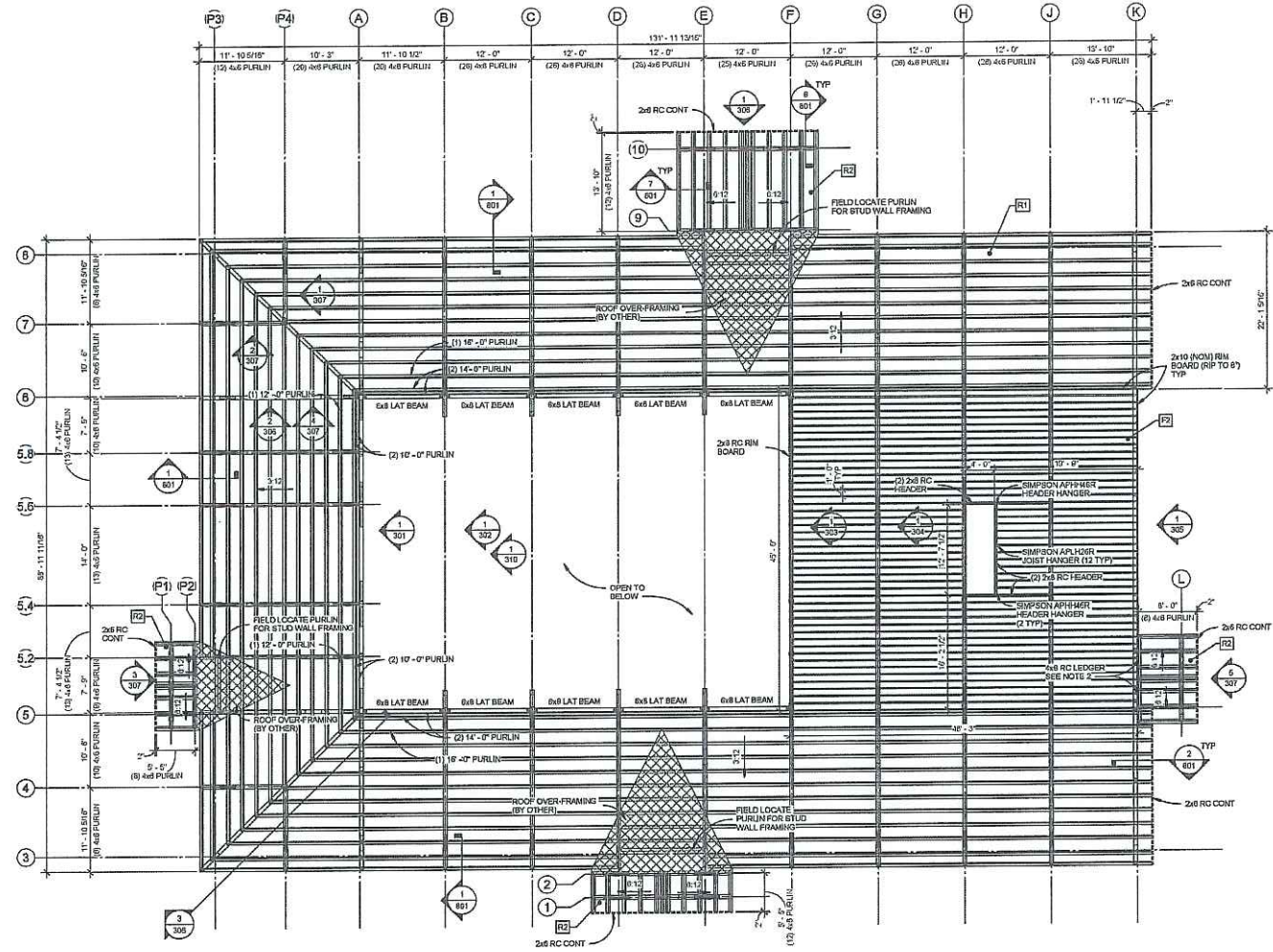
SAGA VALLEY SCHOOLHOUSE
 SAM & EMILY WAGEMAN
 28909 GARVIN RD.
 VALLEY, NE 68084

000

- FLOOR FRAMING NOTES:**
1. FOLLOW CODES AND PRACTICES FOR FLOOR FRAMING, BLOCKING AND BRACING.
 2. FASTEN LEDGER THROUGH SHEATHING TO STUDS OR BLOCKING W/ (2) #10" CONSTRUCTION LAG SCREWS @ 12" OC



2075 E. Main Highway #103
Farmingdale, NY 11737
Tel: 631-253-2024
Fax: 631-253-2023
www.legacyframing.com

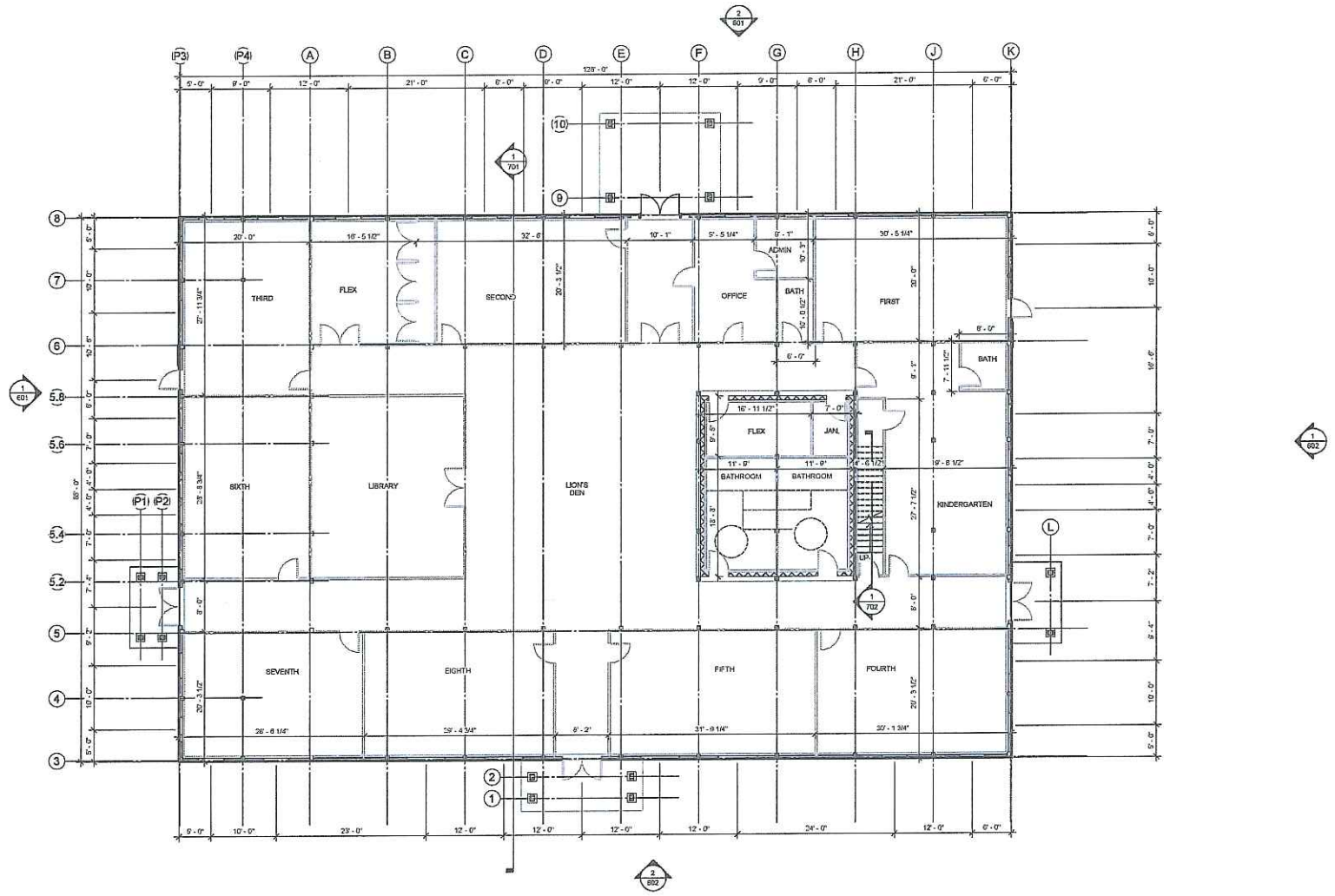


1 LOFT FLOOR FRAMING
1/8" = 1'-0"

DATE: 05/11/18
PROJECT: SAGA VALLEY SCHOOLHOUSE
DRAWN BY: J. WAGEMAN
CHECKED BY: S. WAGEMAN
SCALE: AS SHOWN
PROJECT NUMBER: 180064

PLAN: LOFT FRAMING PLAN
PROJECT: SAGA VALLEY SCHOOLHOUSE
OWNER: SAM & EMILY WAGEMAN
28509 GARVIN RD.
VALLEY, NE 68064





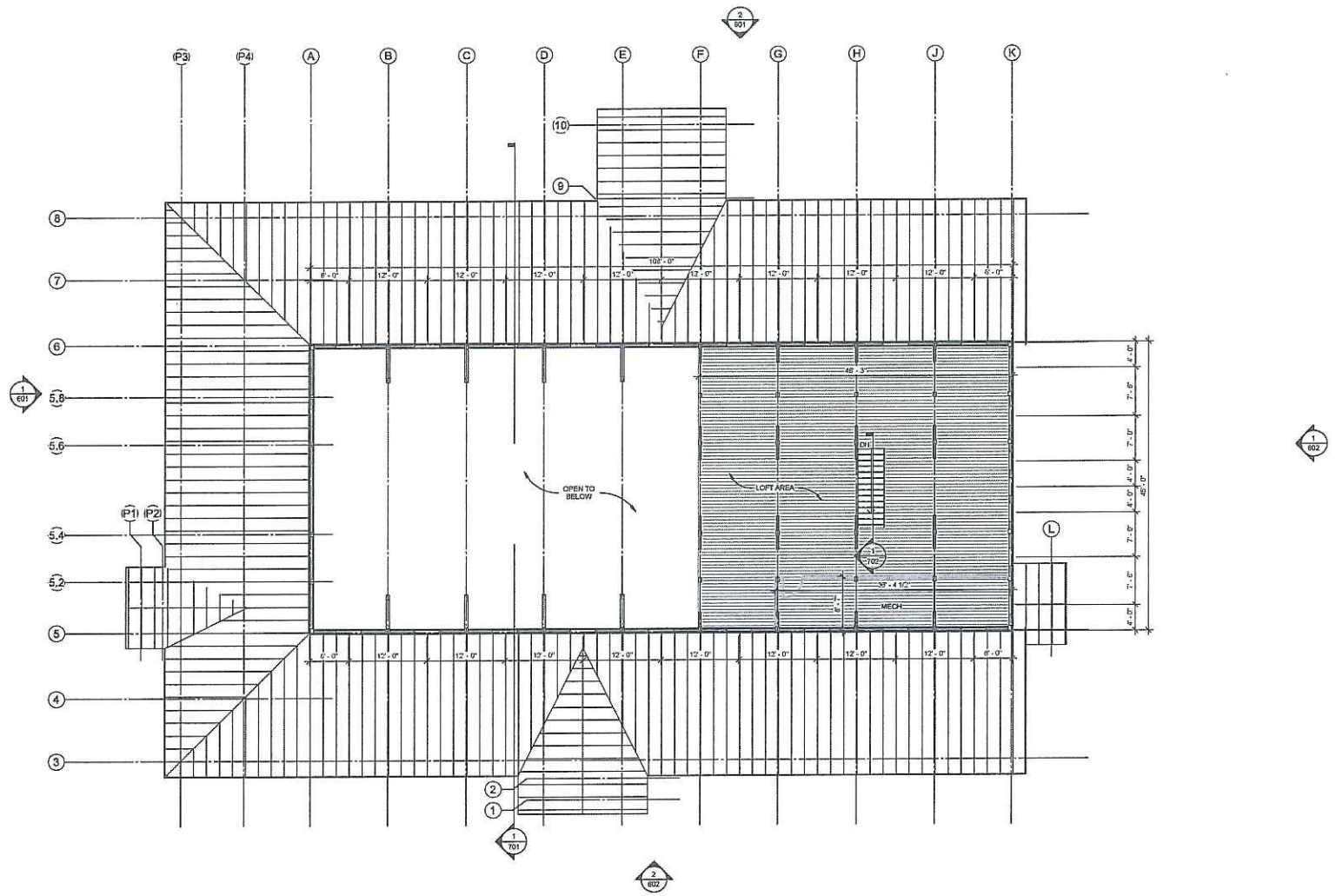
1 MAIN FLOOR PLAN
1/8" = 1'-0"



3078 E. Montgomery Rd.
Fremont, NE 68025
05-28-2024
PROJECT NO. 24000003
DRAWN BY: SWA/C2023
CHECKED BY: SWA/C2023
SCALE: As Shown
DATE: 05/28/24

1/8" = 1'-0"
MAIN FLOOR PLAN

LEGACY ARCHITECTURE
SAGA VALLEY SCHOOLHOUSE
SAM & EMILY WAGEMAN
28808 GARVIN RD.
VALLEY, NE 68054



1 LOFT FLOOR PLAN
1/8" = 1'-0"

PLAN
NORTH

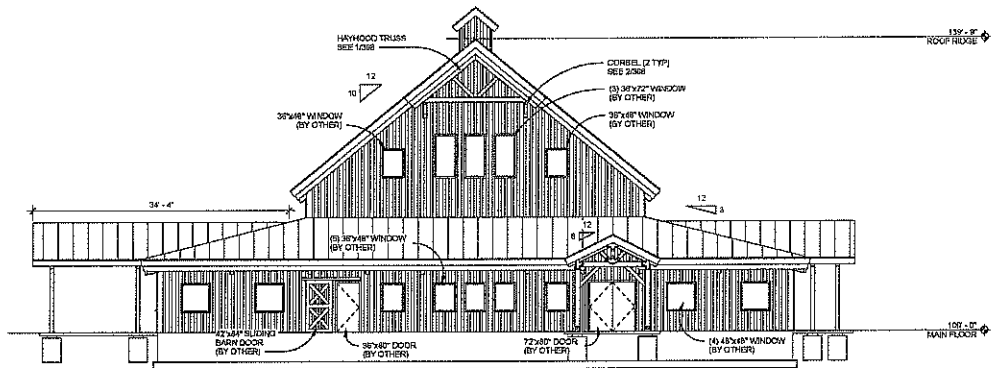


1001 F. Harshbarger Rd.
Fremont, NE 68025
CC-39-2023
PROJECT NO. SWAG393
DATE: 08/14/23
BY: J.P.

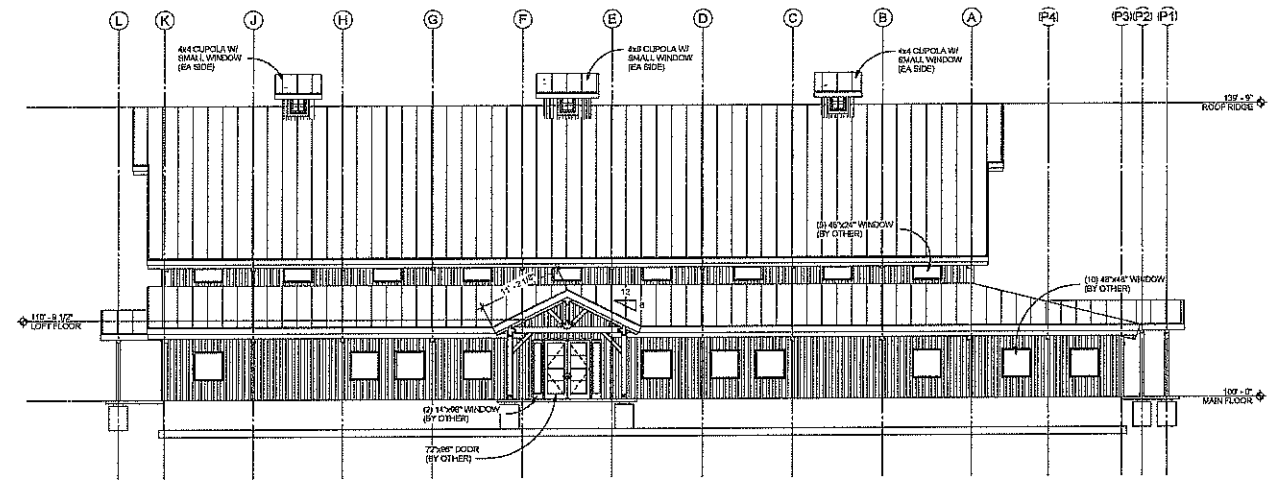
4. PETERSON
LOFT FLOOR PLAN
SCALE: 1/8" = 1'-0"

1001 F. Harshbarger Rd.
SAGA VALLEY SCHOOLHOUSE
SAM & EMILY WAGEMAN
28909 GARVIN RD.
VALLEY, NE 68664

SHEET NUMBER



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



370 E. Independence St.
Pawnee, NE 68303

PROJECT NO. 00-28-2027
DATE: 06/16/2020
DRAWN BY: J. WAGEMAN
CHECKED BY: J. WAGEMAN
SCALE: AS SHOWN

BY: J. WAGEMAN
DATE: 06/16/2020
SCALE: AS SHOWN

PROJECT NO. 00-28-2027
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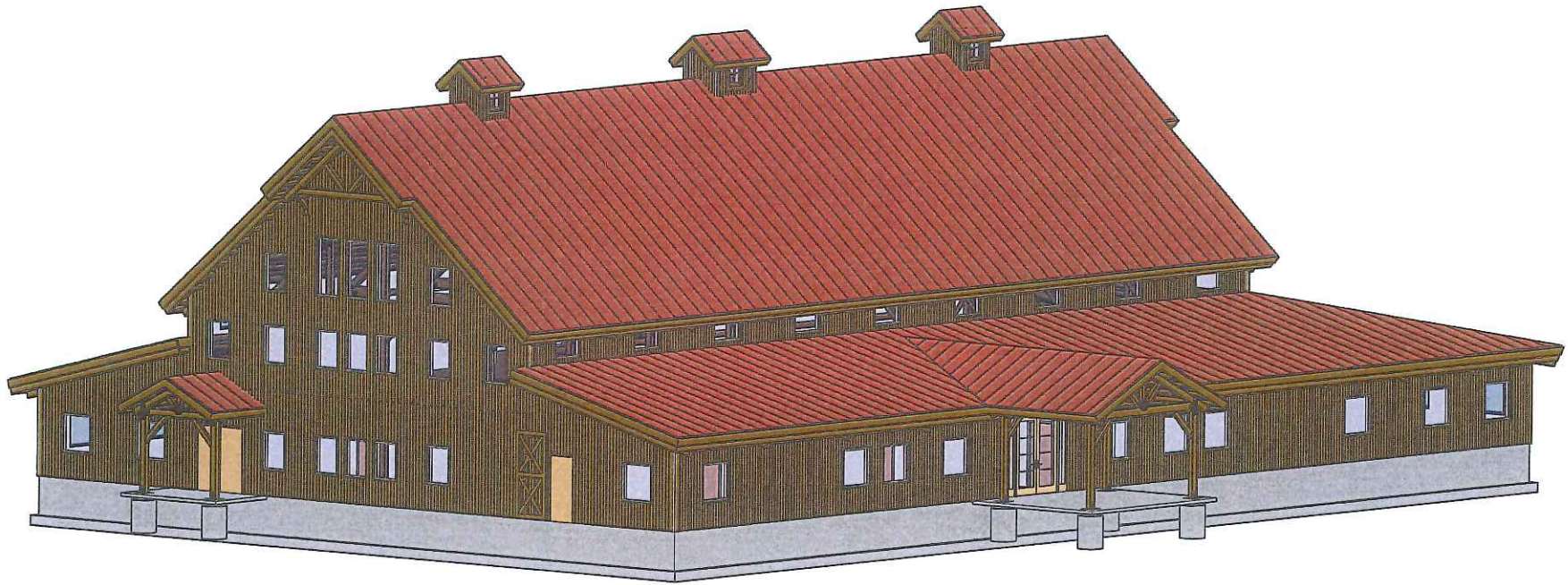
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CHECKED BY: J. WAGEMAN
SCALE: AS SHOWN



3070 N. Main Street, Suite 101
Pawnee, NE 68054

DATE: 02-28-2021
PROJECT: 20000003
DRAWN BY: J. WAGEMAN
CHECKED BY: J. WAGEMAN
SCALE: 1/8" = 1'-0"

3D VIEWS

PROJECT NAME: SIGMA VALLEY SCHOOLHOUSE
OWNER: SAM & EMILY WAGEMAN
ADDRESS: 28800 GARVIN RD.
VALLEY, NE 68054

901