



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, February 9, 2026

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, February 9, 2026, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of January 12, 2026.

City of Seward Planning Commission
Minute Record January 12, 2026

The City of Seward Planning Commission met in regular session at 7:30p.m. January 12, 2026, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Dan Ellis, Ron Wallman, Jake Miller, Scott SeEVERS, and Traci Menke, Other Officials present: Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: Clarence Kotera, Ron Niemoth, Ron Jackson, and Lacey Koch.

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 Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of December 8, 2025.

Moved by Vice Chairperson Ellis; Seconded by Commission Member SeEVERS to approve the minutes.

Aye: Ellis, Wallman, Miller, SeEVERS, Menke.

Nay: None.

Absent: Kotera, Niemoth, Jackson, Koch. Motion carried.

1. Public Hearing 7:30pm: review a minor plat of Benson Industrial Addition located in Section 5, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

Chairperson Wallman opened the public hearing.

Dworak stated the plat conforms to ULDO for a minor. Currently the property is zoned C-2, so we don't need to rezone the property. We don't need to serve utilities or any streets. There is an access easement to the back lot. Benson is wanting to separate one lot into two.

Ben Benson, 1712 Old Mill Rd, Garland, stated that Montage did a long-term lease for several years, and he would replat so they can purchase at the end of their lease. It cleans up a lot of things including the property line next to Kayton's property.

Greg Whisler, airport manager, they don't see any problems with dividing that and it doesn't cause any problems with the airport.

Chairperson Wallman asked where the access is at.

Dworak explained there's a 20-foot easement.

Commission Member SeEVERS asked where the dividing line is.

Dworak stated to go to the plat and it goes between the buildings.

Chairperson Wallman closed the public hearing.

Vice Chairperson Ellis moved to approve a minor plat of Benson Industrial Addition located in Section 5, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska; seconded by Commission Member Miller.

Vice Chairperson Ellis stated he doesn't see anything that would stand in the way of doing this.

Chairperson Wallman stated to let the record show the planning commission feels this is appropriate and conforms to existing regulations.

Aye: Ellis, Wallman, Miller, Seevers, Menke.

Nay: None.

Absent: Kotera, Niemoth, Jackson, Koch. Motion carried.

2. Administrative Item

Commission Member Seevers recommends Chairperson Wallman for reappointment and recommends Vice Chairperson Ellis for reappointment; seconded by Commission Member Menke

Aye: Ellis, Wallman, Miller, Seevers, Menke.

Nay: None.

Absent: Kotera, Niemoth, Jackson, Koch. Motion carried.

3. Reports

4. Agenda Items

5. Upcoming Events

Meeting adjourned 7:52 p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: to review a special use permit application for 1253 280th Rd, Seward, NE to update an existing special use permit for an aviation maintenance and repair facility.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-4000

APPLICATION TYPE

Special Use permit

FINAL ACTION?

DEVELOPER/OWNER

Kill Devil Aviation/Steve Helmandollar

PC HEARING DATE

February 9, 2026

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

1253 280th Rd, C-2, Aviation Maintenance

ADJACENT ZONING DISTRICTS/USE:

North, C-2, Commercial – Arrowhead Construction

East, RR, Agriculture – Vernon Curtis

South, C-2, Commercial – Seward Airpark

West, AV, Aviation – Seward Airport Authority

BRIEF SUMMARY OF REQUEST

A Special Use Permit application for an Aviation maintenance and repair business located in C-2 Highway Commercial zoning district.



APPLICATION CONTACT

Steve Helmandollar, [REDACTED]

1600 N 212th St, Elkhorn, NE 68022

ANALYSIS

Kill Devil Aviation is seeking to update their Special Use Permit to allow for an Aviation maintenance and repair business in a C-2 Highway Commercial zoning district. A through the fence agreement was not feasible. Upon research, you can land aircraft on private property with permission of the landowner. The Supplemental use

conditions for the Special Use Permit are listed below. The permit would be issued to the owner and expire should the owner no longer own the business or continue the Aviation repair use.

The notice of this Public Hearing was published in the Seward County Independent, 300 ft. letters mailed.

APPROXIMATE LAND AREA:

8.47 acres or 368,953.2 square feet +/-

LEGAL DESCRIPTION:

Lot 2, Benson Industrial Addition, located in a part of the Northeast Quarter of Section 5, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

Prepared by

Tim Dworak

City of Seward Building – Zoning – Code Enforcement Director

CONDITIONS OF APPROVAL – SPECIAL USE PERMIT # CU26-01.

As provided by the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties, section 410-44.3 Conditional Use Permits, this approval permits an Aviation Maintenance and Repair business in C-2 zoning.

STANDARD CONDITIONS:

1. The aircraft must be tugged or trailered from the airport to the maintenance facility.
2. The aircraft must enter the maintenance facility from the airport side.
3. No aircraft will remain outdoors outside of hours of operation.
4. Aircraft maintenance facility must be located within 1000 feet of the Seward Airport Authority property.

SITE SPECIFIC CONDITIONS:



Application for Special Use Permit

Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each month.

Instructions:

- 1. Fill out the application form completely. Use additional sheets if needed.
- 2. Filing Fee is \$200. Notification Fee is \$100. Amount Due is \$300 payable to the City of Seward.
- 3. Contact the City of Seward Building & Zoning Director for questions.
- 4. Submit a list of property owners within 300 feet, prepared by a certified abstractor.

Permit No. SP26-01

Date : 1/20/26

Applicants Name : Steven Helmandollar

Applicants Address: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Present use of Property: Ag Storage

Requested use of Property : Aviation Maintenance Repair

Present Zoning: C2 Highway Commercial

Legal Description: Lot 2, Benson Industrial Addition, Seward County NE

Provisions of the Zoning Regulations you are seeking for this permit:
Remove the following requirements: 1. aircraft must be tugged or trailered from the airport to the maintenance facility 5. Access agreement with the Seward Airport Authority

Number of Years for Permit (5 yrs, 10 yrs, etc): perpetuity

Explain in detail what you propose to do: aircraft maintenance

Adjoining Property Use: North: C2 South: C2
West: Ag East: Ag

This authorize the City of Seward Planning and Zoning Director to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. The Director may be accompanied by members the City of Seward Planning Commission or Seward City Council.

Applicant Signature: [Handwritten Signature]

Return To:
City of Seward
PO Box 38
Seward, NE 68434

Notice of Special Use Permit

This Notice shall hereby certify that City of Seward approved Conditional Use Permit CU26-01 on February 9th, granting Steve Helmandollar with Kill Devil Aviation a Special Use Permit for an aviation maintenance facility in C2 – Highway Commercial District at the property legally described as:

Lot 2, Benson Industrial Addition, located in a part of the Northeast Quarter of Section 5, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

(Commonly known as 1253 280th Rd.)

with the following conditions:

1. The aircraft must be tugged or trailered from the airport to the maintenance facility.
2. The aircraft must enter the maintenance facility from the airport side.
3. No aircraft will remain outdoors outside of hours of operation.
4. Aircraft maintenance facility must be located within 1000 feet of the Seward Airport Authority property.

Said special use permit shall run with Steve Helmandollar, and is void once they are no longer the owner.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this _____ day of _____, 2026.

Joshua Eickmeier, Mayor City of Seward

STATE OF NEBRASKA

SS

COUNTY OF SEWARD

The foregoing instrument was acknowledged before me on the _____ day of _____, 2026, by Joshua Eickmeier, Mayor of the City of Seward.

Notary Seal:

Notary Public

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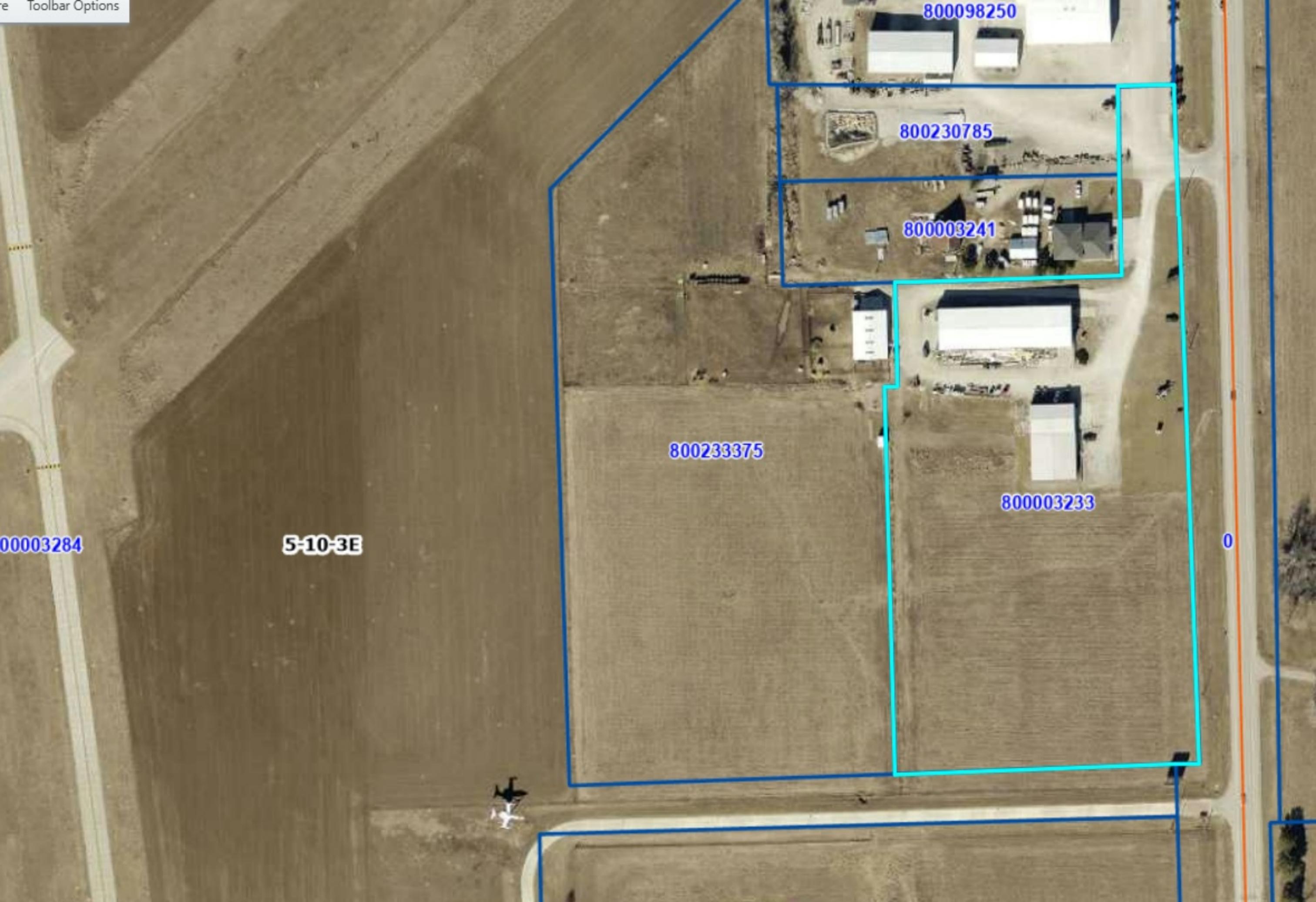
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**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Memorial Library, and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date