

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First National Bank with each board member being notified of the agenda prior to the meeting. Meeting was called to order by Chair Glen Wilcox at 7:02 p.m. and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding State Open Meetings Act and Title VI. The following board members were present answering to roll call: Wilcox, Cady, Vculek, Nielson, and Pfligler. Absent: Phelps, Blum, Wiebold, and Libal. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing opened at 7:03 p.m. for change of zoning on property described as: Lot 1 Block 1, Stocking's Second Addition to the city of Wahoo, Saunders County, Nebraska, from I-2 to C-3 and all of Block 2, Stockings Second Addition to the city of Wahoo, Saunders County, Nebraska, from TA to C-3. It was questioned how the change of zoning would affect the residential area. Beavers stated that it should not affect residents and that the C-3 zoning regulations are less restrictive. A motion was made by Nielson, seconded by Vculek to close public hearing at 7:05 p.m. Roll call vote: Nielson, yes; Vculek, yes; Cady, yes; Pfligler, yes; and Wilcox, yes. Phelps, Wiebold, Blum, and Libal absent and not voting. Motion carried.

Discussion was held on the change of zoning. Wilcox stated the zoning change is a good idea and a nice fit for the area. A motion was made by Cady, seconded by Nielson, to recommend the change of zoning. Roll call vote: Cady, yes; Nielson, yes; Vculek, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Libal, Blum, Wiebold and Phelps. Motion carried.

Libal entered the meeting at 7:07 p.m.

A motion was made by Cady, seconded by Vculek to bring from the table the discussion and action to recommend/not recommend approval to amend Ordinance 1886, the Wahoo Zoning Ordinance, Section 7.01 parking requirements. Roll call vote: Cady, yes; Vculek, yes; Wilcox, yes; Pfligler, yes; Libal, yes; and Nielson, no. Absent and not voting: Wiebold, Phelps and Blum. Motion carried.

Current parking regulations states as follows:

Section 7.01.02 If vehicle storage space or standing space required in section 7.02 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Board of Adjustments, the Board of Adjustments may permit such space to be provided on other off street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

Proposed wording:

Section 7.01.02 If vehicle storage space or standing space required in section 7.02 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Building Inspector, the Building Inspector may permit such space to be provided on other off street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

- a. If required parking spaces cannot be located on the same lot as the principal use, application may be made through conditional use for locating up to 20% of required spaces within sidewalk space. OR
- b. No parking is to be allowed within the city ROW to meet parking requirements. Application may be made through conditional use, with percent of required spaces allowed within ROW determined by the council.

Discussion was held on the amendment. Wilcox questioned how to distinguish between residential and commercial. Wilcox stated that every driveway could be considered the same situation because of the distance from curb to sidewalk. Beavers stated that this is focused more toward commercial rather than residential. Cady states that a percentage may not have to be included since that can be determined with the conditional use permit. A motion was made by Pfligler, seconded by Libal, to recommend amendment of Section 7.01 parking requirements by replacing the current Section 7.01.02 with: If vehicle storage space or standing space required in section 7.02 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Building Inspector, the Building Inspector may permit such space to be provided on other off street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. No parking is to be allowed within the city ROW to meet parking requirements unless application is made and approved through conditional use, with percent of required spaces allowed within ROW determined by the council. Roll call vote: Pfligler, yes; Libal, yes; Nielson, no; Vculek, yes; Cady, yes; and Wilcox, yes. Absent and not voting Wiebold, Phelps, and Blum. Motion carried.

Beavers presented his November building report, and discussed current projects: Omaha Steel, several furnace replacements and work on new homes still continues.

A motion was made by Nielson, seconded by Pfligler, to approve the minutes of the November 1, 2012 meeting as presented. Roll call vote: Nielson, yes; Pfligler, yes; Vculek, yes; Wilcox, yes; Libal, yes and Cady, yes. Absent and not voting: Phelps, Wiebold, and Blum. Motion carried.

Meeting adjourned at 7:35 p.m.

Travis Beavers, Building/Zoning Administrator

Approved: