

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: Cady, Vculek, Pfligler, Nielson, and Wilcox. Absent: Libal, Phelps, Wiebold, and Blum.

Public hearing on amendment of zoning regulations regarding size limitations for accessory buildings on Large Lot Residential was declared open at 7:03 p.m. No public comments were offered. Moved by Cady, seconded by Nielson, to close the public hearing at 7:04 p.m. Roll call vote: Cady, yes; Nielson, yes; Wilcox, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Blum, Wiebold, Phelps, and Libal. Motion carried.

Discussion was held on the amendment. Nielson questioned what residential restrictions are and stated that we should not limit someone to one building when they have room for multiple. Wilcox stated he would like to see a limitation of total square footage rather than several buildings. Discussion ended for lack of a motion.

Discussion opened on the Blight study prepared for property located within Study Area #8, along US 77 Southwest of Wahoo. Jeff Ray of JEO discussed Nebraska Community Development Law and Tax Increment Financing. The study reports a number of blighted and substandard conditions exist in the area. Determination of Blight or Substandard conditions is one step in the process of implementing Tax Increment Financing; taxes collected on the increased value of the developed property can be captured to use to pay down the cost of public improvements. Board members reviewed the Blight Study document, discussed the process for Tax Increment Financing, and how this process helps with future development.

It was moved by Cady, seconded by Vculek, to recommend approval of the Blight Resolution, declaring Study Area #8 as blighted and substandard. Roll call vote: Cady, yes; Vculek, yes; Nielson, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Libal, Phelps, Wiebold, and Blum. Motion carried.

Beavers presented his February building report, and discussed current projects: Omaha Steel project continues and work is close to being on schedule.

Harrell reported on various improvements the City Council has acted on and will be reviewing. Bid letting for the expressway will be the first part of August.

Wilcox reported the NPZA conference is March 27-29 in Kearney and he plans to attend, along with Beavers.

A motion was made by Nielson, seconded by Vculek, to approve the minutes of the February 7, 2013 meeting with wording change from jailhouse to 144 bed federal prison. Roll call vote: Nielson, yes; Vculek, yes; Wilcox, yes; Pfligler, yes; and Cady, yes. Absent and not voting: Libal, Blum, Phelps, and Wiebold. Motion carried.

Meeting adjourned at 7:46 p.m.

Travis Beavers, Zoning Administrator

Approved: