

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. Meeting was called to order by Chair Glen Wilcox at 7:00 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, Kleffner, Nielson, and Wilcox. Absent: Libal, Houfek, Pfligler, and Meyer. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing regarding a specific Redevelopment Contract for Dillon's Development was declared open at 7:01 p.m. No comments were offered. A motion was made by Kleffner, seconded by Nielson, to close the public hearing at 7:01 p.m. Roll call vote: Kleffner, yes; Cady, yes; Vculek, yes; Nielson, yes; and Wilcox, yes. Absent and not voting: Libal, Houfek, Meyer and Pfligler. Motion carried.

Discussion was held on resolution of a specific Redevelopment Contract for Dillon's Development. A motion was made by Kleffner, seconded by Nielson, on resolution to recommend the approval of a specific Redevelopment Contract for Dillon's Development. Roll call vote: Kleffner, yes; Nielson, yes; Vculek, yes; Cady, yes; and Wilcox, yes. Absent and not voting: Pfligler, Libal, Houfek and Meyer. Motion carried.

Public hearing on application for change of zoning from NRC- Neighborhood Residential Commercial to R-2 Residential on property described as lots 1-6 Hospital Subdivision Wahoo Nebraska, as filed by Sabatka Bros Inc. was declared open at 7:03 p.m. The Chair called for comments from the public. Jesse Ford questioned exactly what property was being rezoned. A plat map of the area was provided for review. A motion was made by Kleffner, seconded by Nielson, to close public hearing at 7:05 p.m. Roll call vote: Kleffner, yes; Nielson, yes; Wilcox, yes; Vculek, yes; and Cady, yes. Absent and not voting: Libal, Pfligler, Meyer and Houfek. Motion carried.

Discussion was held regarding the zoning change. A motion was made by Cady, seconded by Nielson, to recommend approval, to the City Council, of the requested change of zoning and amendment of the official Zoning Map for the above described property from NRC-Neighborhood Residential Commercial to R-2 Residential, as filed by Sabatka Bros Inc. Roll call vote: Cady, yes; Nielson, yes; Vculek, yes; Kleffner, yes; and Wilcox, yes. Absent and not voting: Meyer, Pfligler, Houfek, and Libal. Motion carried.

Pfligler entered at 7:06 p.m.

Public hearing on conditional use application to expand an existing conditional use, to-wit: a nursing and assisted living facility and free-standing duplex apartments for seniors, by construction of an addition to said facility for use as a therapy room on property described as lot 1, Heritage Heights 2nd Addition to Wahoo, commonly known as 1400 Mark Drive, as filed by Vetter Health Services Inc., was declared open at 7:07 p.m. The Chair called for comments from the public. Jalene Carpenter, Administrator for South Haven Living Center, and Katie Mantz, Project Coordinator, spoke on behalf of South Haven. Carpenter explained the increased need for a larger therapy area to better serve their long term care residents and a small number of outpatients. Mantz stated that the area is designed to help teach people how to get back into their home. A motion was made by Vculek, seconded by Nielson, to close the public hearing at 7:09 p.m. Roll call vote: Vculek, yes; Nielson, yes; Pfligler, yes; Wilcox, yes; Cady, yes; and Kleffner, yes. Absent and not voting: Meyer, Houfek and Libal. Motion carried.

Discussion was held regarding the conditional use application. Beavers stated that because the facility already has a conditional use permit, per regulations, any enlargement requires an application for a conditional use permit. A motion was made by Nielson, seconded by Vculek, to recommend approval of the conditional use application to expand an existing conditional use by addition of a therapy room to existing nursing and assisted living facility on property described above. Roll call vote: Nielson, yes; Vculek, yes; Kleffner, yes; Wilcox, yes; Cady, yes; and Pfligler, yes. Absent and not voting: Houfek, Meyer and Libal. Motion carried.

Beavers reported work has begun on the four new duplexes at South Haven and new Subway building. The permit has been issued for the new Sid Dillon auto dealership.

Bob Fidone approached the commission with questions regarding apartments, on the main level, in the C-1 Downtown Commercial District.

Discussion was held regarding freedom of speech signs and commercial condominiums.

A motion was made by Cady, seconded by Kleffner, to approve minutes of the September 3, 2015 meeting. Roll call vote: Cady, yes; Kleffner, yes; Vculek, yes; Wilcox, yes; Nielson, yes and Pfligler, yes. Absent and not voting: Meyer, Houfek, and Libal. Motion carried.

Meeting adjourned at 7:43 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator