Wahoo Planning Commission   December 3, 2015

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: Wilcox, Houfek, Kleffner, Cady, Meyer, Nielson, Vculek and Pfligler. Absent: Libal. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Beavers reported that footings have been poured for the new Sid Dillon building and South Haven therapy room addition. Work continues on the new Subway building and South Haven cottages. Beavers also stated that phone calls have been received regarding a couple possible new homes yet this year.

Beavers stated that the process has begun regarding the removal of mobile homes from 479 N Laurel. There is a possibility that some of the homes will be relocated to the other mobile home park at 2201 N Hwy 77. Owners have started the proper paper work and scheduling for the inspections of those homes to be relocated.

Abram Marshall spoke on behalf of Ryan Vanek regarding a conditional use application to expand an existing conditional use, to wit: automobile sales, by adding parking display area, on property described as lots 1-4, Block 1 Wahlstroms Addition to Wahoo, commonly known as 316 W 11th street. Marshall stated that he owns and operates Harvest Auto and Machinery, the business is running out of space to operate, therefore they would like to lease the property from Vanek in order to gain parking space for vehicles that have been sold and waiting for pick up. Cady questioned if Marshall was planning on removing the existing buildings that are on the property. Marshall stated that it would be a possibility but right now they are looking for a temporary solution and by taking advantage of the vacant lots they would be able to park roughly twenty vehicles on the property in an orderly fashion.

A motion was made by Cady, seconded by Houfek, to take from the table, discussion and action to recommend/not recommend approval of conditional use application to expand an existing conditional use, to-wit: automobile sales, by adding parking display area, on property described as lots 1-4, Block 1 Wahlstroms Addition to Wahoo, commonly known as 316 W 11th, as filed by Ryan Vanek. Roll call vote: Cady, yes; Houfek, yes; Wilcox, yes; Kleffner, yes; Vculek, yes; Pfligler, yes; Meyer, yes; and Nielson, yes. Absent and not voting: Libal. Motion carried. Discussion was held on the conditional use application. Lots 1-3 are zoned NRC-Neighborhood Residential Commercial and lot 4 is zoned R-2 Residential. R-2 Residential does not allow auto sales. A change of zoning would be necessary for lot 4 prior to the approval of a conditional use permit. Members discussed options and concerns regarding the parking of vehicles without the removal of structures and improvements being made. Members also discussed the rezone of lot 4 and the possibility of recommending the conditional use for lots 1-3 only. A motion was made by Cady, seconded by Kleffner, to not recommend approval of the conditional use request to expand an existing conditional use, to wit: automobile sales, by adding parking display area on property described as lots 1-4, Block 1 Wahlstroms Addition to Wahoo. Roll call vote: Cady, yes; Kleffner, yes; Houfek, yes; Vculek, yes; Pfligler, yes; Wilcox, yes; Nielson, no; and Meyer, no. Absent and not voting: Libal. Motion carried.

A motion was made by Houfek, seconded by Kleffner, to approve minutes of the November 5, 2015 meeting. Roll call vote: Houfek, yes; Kleffner, yes; Wilcox, yes; Nielson, yes; Pfligler, yes Vculek, yes; Meyer, yes; and Cady, yes. Absent and not voting: Libal. Motion carried.

Meeting adjourned at 7:53 p.m.

Approved: Travis Beavers
                                                                             Building Inspector/Zoning Administrator