

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 acting Chair Scott Nielson 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, Pfligler, Blum, Houfek and Meyer. Absent: Wilcox, Libal and Vculek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on application for change of zoning from R-2 Residential to I-2 Industrial on property described as a tract of land in the SW ¼ of the SE ¼ of Section 4, Township 14, Range 7, City of Wahoo, Saunders County, Nebraska, and that part of the vacated Chicago, Burlington and Quincy Railroad ROW which lies between the centerline of the vacated railroad and a tract of land in the SW ¼ of the SE ¼ of Section 4, Township 14, Range 7, City of Wahoo, Saunders County, Nebraska, better known as 710 W 3rd street, as filed by Wahoo Concrete, was declared open at 7:01 p.m. The Chair called for comments from the public. Harry Falke questioned what the property would be used for and what would be done to maintain 3rd street due to increased traffic. Susan Likes stated that Wahoo Concrete has been in business for fifty years, has always been a good neighbor, and good to Wahoo. The property will be used for the indoor production of precast concrete with outdoor storage and several improvements will be made to the property to accommodate the operation. Likes also stated that the newly purchased property is much larger than their current location therefore Wahoo Concrete would like to relocate to the new location to better serve the growing company. The current location is in the Airpark Subdivision. A motion was made by Meyer, seconded by Houfek, to close public hearing at 7:17 p.m. Roll call vote: Meyer, yes; Houfek, yes; Cady, yes; Blum, yes; Pfligler, yes; and Nielson, yes. Absent and not voting: Libal, Vculek, and Wilcox. Motion carried.

A motion was made by Houfek, seconded by Meyer, 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 R-2 Residential to I-2 Industrial, as filed by Wahoo Concrete. Roll call vote: Houfek, yes; Meyer, yes; Blum, yes; Pfligler, yes; Nielson, yes; and Cady, yes. Absent and not voting: Wilcox, Vculek, and Libal. Motion carried.

Discussion and review was held regarding the lot combination and replat of lots 9 and 10 Sycamore Hills Subdivision upon application filed by Andrew and Bethany Rehmann. Beavers stated that Mr. and Mrs. Rehmann would like to combine lots 9 and 10 into one lot and build a house on the parcel created. A motion was made by Cady, seconded by Pfligler to recommend approval of the replat of lots 9 and 10 into lot 9 replat. Roll call vote: Cady, yes; Pfligler, yes; Blum, yes; Meyer, yes; Houfek, yes; and Nielson, yes. Absent and not voting: Wilcox, Libal, and Vculek. Motion carried.

Beavers reported three new homes, several mechanical and plumbing permits.

A motion was made by Meyer, seconded by Cady, to approve minutes of the May 7, 2015 meeting. Roll call vote: All yes. Motion carried.

Meeting adjourned at 7:25 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator