

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

Public hearing on conditional use application to allow the construction of a new 120 foot monopole tower and equipment shelter in the R-2 Residential District on property described as the NE Quarter of NW Quarter of Section 4, T 14N, Range 7 East Saunders County, Nebraska, as filed by SBA Towers V, LLC, was declared open at 7:01 p.m. The Chair called for comments from the public. Steve Olson questioned the process for site selection, general construction of a monopole tower and if there would be any interference issues. Joe Coyle, agent for SBA Towers, stated that he has been working on this project for over a year. Per zoning regulations, public property is the top priority when considering tower placement. Coyle stated that the Wahoo Public School properties were the preferred location, but the school district decided that they were not interested in a tower site on their property. Due to the lack of existing structures and viable parcels in non-residential districts the proposed city owned property was found to be an acceptable location by Verizon RF Engineers. Coyle also stated that the proposed tower is a monopole tower which is a single member self-supporting structure without the use of guy wires for stability that will comply with all EIA Standards, all applicable federal/state laws and regulations, and the City Code of Wahoo, including specifically FAA regulations. A motion was made by Cady, seconded by Houfek, to close public hearing at 7:17 p.m. Roll call vote: Cady, yes; Houfek, yes; Pfligler, yes; Meyer, yes; Wilcox, yes; Vculek, yes; and Kleffner, yes. Absent and not voting: Libal, and Nielson. Motion carried.

Discussion was held on the conditional use application. Wilcox questioned if the local airport authority had been notified regarding the proposed tower even though review is not required by the FAA. Beavers stated that the information provided had been shared with the local airport authority but no comments were received. A motion was made by Meyer, seconded by Houfek, to recommend approval, with seeking approval from the local airport authority, of the conditional use application to allow the construction of a new 120 foot monopole tower and equipment shelter in the R-2 Residential District on property described as the NE Quarter of NW Quarter of Section 4, T 14N, Range 7 East Saunders County, Nebraska, as filed by SBA Towers V, LLC. Roll call vote: Meyer, yes; Houfek, yes; Cady, yes; Kleffner, yes; Vculek, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Nielson, and Libal. Motion carried.

Public hearing on conditional use application to install a ground monument sign on property in the R-2 Residential District described as Tract 4-14-7 North of Westview Apartments Wahoo (6.09 acres), commonly known as 1313 N Hackberry, as filed by Carriage House Inc., was declared open at 7:25 p.m. The Chair called for comments from the public. No public comments were offered. A motion was made by Meyer, seconded by Houfek, to close public hearing at 7:26 p.m. Roll call vote: Meyer, yes; Houfek, yes; Wilcox, yes; Pfligler, yes; Cady, yes; Kleffner, yes; and Vculek, yes. Absent and not voting: Libal, and Nielson. Motion carried.

Discussion was held regarding the conditional use application. Beavers stated that the proposed ground monument sign meets the requirements regarding height and overall size but the ten foot setback requirement would have to be verified. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the conditional use application to install a ground monument sign in the R-2 Residential District on property described above, meeting setback requirements. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; Meyer, yes; and Cady, yes. Absent and not voting: Libal, and Nielson. Motion carried.

Public hearing on conditional use application to install a ground monument sign on property in the C-1 Commercial District described as Lots 2 and 3, Block 70, County Addition to Wahoo, commonly known as 1410 N Chestnut, as filed by KSS Investments LLC., was declared open at 7:33 p.m. The Chair called for comments from the public. No public comments were offered. A motion was made by Meyer, seconded by Houfek, to close the public hearing at 7:33 p.m. Roll call vote: Meyer, yes; Houfek, yes; Wilcox, yes; Pfligler, yes; Kleffner, yes; Vculek, yes; and Cady, yes. Absent and not voting: Nielson and Libal. Motion carried.

Discussion was held regarding the conditional use application. Beavers stated that the proposed ground monument sign meets all the requirements regarding height, overall size, and setbacks set forth in the C-1 zoning. A motion was made by Meyer, seconded by Cady, to recommend approval of the conditional use application to install a ground monument sign in the C-1 Commercial District on property described above, as presented. Roll call vote: Meyer, yes; Cady, yes; Pfligler, yes; Wilcox, yes; Kleffner, yes; Vculek, yes; and Houfek, yes. Absent and not voting: Nielson and Libal. Motion carried.

Beavers reported four new duplexes at South Haven were permitted and plans were submitted for a new Subway building.

A motion was made by Houfek, seconded by Meyer, to approve minutes of the July 2, 2015 meeting. Roll call vote: Houfek, yes; Meyer, yes; Cady, yes; Wilcox, yes; Kleffner, abstain; Vculek, yes; and Pflugler, yes. Absent and not voting: Nielson and Libal. Motion carried.

Meeting adjourned at 7:42 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator