

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

Public hearing on application for change of zoning from TA-Transitional Ag to LLR-Large Lot Residential on property described as approximately 7.81 acres in the Northeast quarter of the Northeast quarter of section 32, Township 15 North, Range 7 East of the 6th P.M., Saunders County, Nebraska, better known as 1825 County Road M, as filed by Howard & Claessee Manstedt, was declared open at 7:01 p.m. The Chair called for comments from the public. Garnet Harders, personal representative, explained that they want to split the house and buildings away from the rest of the TA-Transitional Ag property. The 7.81 acre parcel that would be created does not meet the minimum lot size requirement for Transitional Ag therefore the zoning change is needed in order to do the lot split. A motion was made by Cady, seconded by Houfek, to close public hearing at 7:05 p.m. Roll call vote: Cady, yes; Houfek, yes; Vculek, yes; Nielson, yes; and Kleffner, yes. Absent and not voting: Libal, Pfligler, Meyer, and Wilcox. Motion carried.

A motion was made by Kleffner, seconded by Houfek, 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 TA-Transitional Ag to LLR-Large Lot Residential, as filed by Howard & Claessee Manstedt. Roll call vote: Kleffner, yes; Houfek, yes; Nielson, yes; Vculek, yes; and Cady, yes. Absent and not voting: Meyer, Pfligler, Wilcox, and Libal. Motion carried.

By request, the public hearing regarding a specific Redevelopment Contract for Dillon's Development will be continued to the October 1 Planning Commission meeting.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 4.09 Yard Requirements, was declared open at 7:09 p.m. Bill Westover spoke in favor of the amendment. Westover explained that in some cases, because of setback requirements, the current regulations do not allow for an addition to be in line with the existing structure and some of the problems created, especially in the older parts of town. A motion was made by Cady, seconded by Houfek, to close public hearing at 7:14 p.m. Roll call vote: Cady, yes; Houfek, yes; Vculek, yes; Kleffner, yes; and Nielson, yes. Absent and not voting: Libal, Meyer, Wilcox, and Pfligler. Motion carried.

Discussion was held regarding the amendment of section 4.09 Yard Requirements. Beavers explained the current regulations and the process that is required for the approval of an addition on a non-conforming structure. A motion was made by Kleffner, seconded by Cady, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 4.09 Yard Requirements, with the addition of section 4.09.04. The City Council may permit a variation in front yard setbacks for a new addition on an existing non-conforming structure to conform with said structure if variation does not cause safety issues or effect existing utility conditions. Roll call vote: Kleffner, yes; Cady, yes; Vculek, yes; Nielson, yes; and Houfek, yes. Absent and not voting: Pfligler, Meyer, Libal, and Wilcox. Motion carried.

Discussion was held on the proposed parking lot for the new Sid Dillon Chevrolet Buick location. The number of stalls, ADA requirements, surfacing, and drainage were discussed. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the proposed parking lot to the City Council, contingent upon NDOR approval. Roll call vote: Kleffner, yes; Houfek, yes; Nielson, yes; Cady, yes; and Vculek, yes. Absent and not voting: Meyer, Pfligler, Wilcox, and Libal. Motion carried.

Discussion was held regarding approval of the proposed parking lot for the new Subway building. The number of stalls, stacking requirements, drainage, ADA requirements and surfacing were discussed. A motion was made by Cady, seconded by Houfek, to recommend approval, to the City Council, of the proposed parking lot with all sidewalks and driveways meeting ADA requirements. Roll call vote: Cady, yes; Houfek, yes; Kleffner, yes; Nielson, yes; and Vculek, yes. Absent and not voting: Pfligler, Meyer, Wilcox, and Libal. Motion carried.

Beavers reported work has started on the new Subway building, and the four duplexes at South Haven. Permits were issued for two new homes.

Bob Burkley, owner of Burkley Envelope, approached the commission with concerns regarding the zoning of his business. Burkley questioned how a property is zoned and what effects that zoning has on the operation or sale of the property/business. Louis Austin spoke on behalf of Burkley with zoning questions and issues.

A motion was made by Vculek, seconded by Houfek, to approve minutes of the August 6, 2015 meeting. Roll call vote:
All yes. Motion carried.

Meeting adjourned at 8:43 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator