

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, Krueger, DuBois, Nielson and Pfligler. Absent: Houfek and Kleffner. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Vculek and Vaught entered at 7:02 p.m.

Josh Krueger, Audrey Vaught, and Dave DuBois were welcomed as new members. Introductions were made.

Public hearing on amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by amendment of Section 5.17 FF/FW Flood Plain Districts to reflect the index number and date of the new Flood Insurance Rate Map was declared open at 7:09 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Nielson, seconded by Krueger, to close public hearing at 7:10 p.m. Roll call vote: Nielson, yes; Krueger, yes; DuBois, yes; Vaught, yes; Pfligler, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

Discussion was held on the proposed amendment. Members reviewed the new maps and proposed language. A motion was made by Pfligler, seconded by DuBois, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance by amendment of Section 5.17 FF/FW Flood Plain Districts as follows:

5.17.03 Methods Used To Analyze Flood Hazards. This ordinance uses a reasonable method of analyzing flood hazards which consists of a series of interrelated steps.

1. Selection of a regulatory flood which is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood is selected for this ordinance. It is representative of large floods which are reasonably characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one year, as delineated on the Federal Insurance Administration's Flood Insurance Study, Saunders County, Nebraska and Incorporated Areas, and illustrative materials dated ~~April 5, 2010~~ **August 3, 2016** as amended.

5.17.06 Designation of Current FHBM/FIRM

The City Council of the City of Wahoo hereby designates the Flood Insurance Rate Map (FIRM) **Index # 31155CINDOB** for Saunders County, Nebraska and Incorporated Areas, dated ~~April 5, 2010~~, **August 3, 2016, as well as all associated panels** and any revisions thereto, as the official map to be used in determining those areas of special flood hazard.

This ordinance shall apply to all lands within the jurisdiction of the City of Wahoo identified on the Flood Insurance Rate Map (FIRM) **Index # 31155CINDOB dated 08/03/2016, as well as all associated panels**; as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the FF/FW Zoning District established in this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City of Wahoo or its duly designated representative under such safeguards and restrictions as the City of Wahoo or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 5.17.09, 5.17.06.1.b and 5.17.06.2.b.

Roll call vote: Pfligler, yes; DuBois, yes; Krueger, yes; Wilcox, yes; Vaught, yes; Vculek, yes; and Nielson, abstain. Absent and not voting: Houfek and Kleffner. Motion carried.

Discussion was held regarding height restrictions for accessory structures in residential areas. Beavers explained that there have been some cases where home owners have wanted to construct garages with a second floor to accommodate a work shop or loft area and with the current maximum height of fifteen feet it is not possible. In some cases the reason for wanting to exceed the height limitation is to match the characteristics of the house. Beavers stated that a concern with allowing for a taller accessory structure is the possibility of having apartments above residential garages. The pros and cons of a taller garage were discussed. Members agreed that an amendment to the regulations is not necessary at this time.

Kleffner entered at 7:27 p.m.

Discussion was held regarding shipping containers for accessory structures. Beavers stated that shipping containers are becoming a more popular choice to meet storage needs. The use of storage containers is not specifically addressed within the zoning regulations but they do not meet the requirements for accessory structures therefore would not be allowed. Beavers questioned if members felt that wording should be added to regulations to specifically list shipping containers as an allowed/not allowed type of accessory structure. Members agreed that shipping containers do not meet accessory structure requirements for residentially zoned areas and if the regulations regarding accessory structures are specific enough to allow for enforcement, an amendment to regulations would not be necessary.

Beavers reported that one new home permit has been issued with two others in the works, work continues at the new Sid Dillon location and some work has been done regarding the possibility of a large lot residential subdivision South West of town. Beavers is still working with tenants at the West Mobile Home Park located at 479 N Laurel and currently 4 of the mobile homes have been relocated to the North Mobile Home Park at 2201 N Hwy 77. Several other nuisances are still going through the process to get resolved.

Wilcox reported that Mayor, Loren Lindahl, would like the Planning Commission to take on some additional planning projects including design standards, capital improvement plan, and possible overlay districts with professional help and a budget being planned for the next year in order to be more proactive with the growth of our community.

A motion was made by Kleffner, seconded by Wilcox, to approve minutes of the April 25, 2016 meeting. Roll call vote: Kleffner, yes; Wilcox, yes; Pfligler, yes; Nielson, yes; Vculek, yes; Vaught, abstain; Krueger, abstain; and DuBois, abstain. Absent and not voting: Houfek. Motion carried.

Meeting adjourned at 8:17 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator