

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 Tracy Pfligler at 7:03 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: Pfligler, Kleffner, Krueger, DuBois, Vaught and Vculek. Absent: Houfek, Nielson, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06.05 Permitted Signs and Limitations regarding pole signs within the Gateway Corridor District was declared open at 7:04 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Vculek, seconded by Kleffner, to close public hearing at 7:05 p.m. Roll call vote: Vculek, yes; Kleffner, yes; DuBois, yes; Vaught, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Houfek, Wilcox and Nielson. Motion carried.

Discussion was held on the amendment. Beavers stated that the current sign regulations do not allow for on or off premise pole signs within the Gateway Corridor District. The amendment would allow for on-premise pole signs to be permitted through Conditional Use process in the Gateway Corridor Overlay District along Highway 77 Expressway between County Road J and First Street only, with off-premise pole signs to remain prohibited. A motion was made by Kleffner, seconded by DuBois, to not recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06.05 Permitted Signs and Limitations. Roll call vote: Kleffner, yes; DuBois, yes; Krueger, yes; Vaught, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Wilcox, Nielson, and Houfek. Motion carried.

Public hearing on an application for conditional use permit to operate a Family Child Care Home II in an R-2 Residential District on property described as lot 4 and balance of lot 3 Block 14 Original Town, Wahoo, Saunders County, Nebraska, commonly known as 453 West 4<sup>th</sup> street, as filed by Chris and Amy Davis, was declared open at 7:17 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Kleffner, seconded by Vaught, to close public hearing at 7:18 p.m. Roll call vote: Kleffner, yes; Vaught, yes; Pfligler, yes; Vculek, yes; DuBois and Krueger, yes. Absent and not voting: Nielson, Wilcox, and Houfek. Motion carried.

Discussion was held on the conditional use application. Members questioned how many kids they would be watching, hours of operation and if additional employees would be needed. It was also questioned if there was a square foot requirement for playground area and if the owner would be putting up a fence. A motion was made by Kleffner, seconded by Vculek, to table the conditional use application to the next meeting in order to receive additional information regarding the application. Roll call vote: Kleffner, yes; Vculek, yes; DuBois, yes; Pfligler, yes; Vaught, yes; and Krueger, yes. Absent and not voting: Houfek, Nielson, and Wilcox. Motion carried.

Public hearing on an application for conditional use permit to erect two pole signs on property located in the C-2 Highway Commercial District described as Tract 2, a 5.07 acre tract of land located in the East half of the Southeast quarter of section 9, township 14 North, Range 7 East of the sixth P.M., Saunders County, Nebraska, commonly known as 1750 County Road J, as filed by Sid Dillon Wahoo Inc. was not held due to the conditional use request not being an available conditional use.

Discussion was held regarding the proposed parking lot for an automobile service station located on lot 18 Wahoo Industries Airpark. Members reviewed the parking lot plan provided and parking stall requirements for automobile service stations. Beavers stated that they are having three repair stalls with the possibility of a fourth. Three parking stalls per service bay are required therefore twelve stalls are needed along with one meeting ADA van accessible requirements. A motion was made by Kleffner, seconded by DuBois, to recommend approval of the proposed parking plan as presented. Roll call vote: Kleffner, yes; DuBois, yes; Vaught, yes; Pfligler, yes; Vculek, yes; and Krueger, yes. Absent and not voting: Wilcox, Nielson, and Houfek. Motion carried.

Dan Martinez with Apex Land Surveying, LLC was present to give an overview of Timber Ridge Estates. The proposed Timber Ridge Estates is a twenty four large lot residential subdivision in part of the SW1/4 of Section 16, Township 14 North, Range 7 East of the Sixth P.M., Saunders County, Nebraska. An application for proposed subdivision will be submitted in the near future.

Discussion was held regarding setbacks pertaining to overhang encroachment and enforcement. Beavers stated that the regulations currently read that front, side and rear yards shall be provided and shall be unobstructed from the ground level to the sky, therefore overhangs would be included for setback purposes. Kleffner expressed concerns with the overhangs being counted towards the square footage of the house and limiting the size of structure that could be built. Kleffner stated

that overhangs are not considered for setback purposes in other municipalities. Beavers stated that he would check into the regulations that other communities have regarding overhangs and setbacks.

Beavers reported on upcoming items, several new home permits, final cleanup at the west mobile home park, asbestos inspection at 401 East C, and other nuisances.

A motion was made by Kleffner, seconded by Krueger, to approve minutes of the August 4, 2016 meeting. Roll call vote: Kleffner, yes; Krueger, yes; Pfligler, yes; Vculek, yes; DuBois, abstain; and Vaught, yes. Absent and not voting: Houfek, Wilcox and Nielson. Motion carried.

Meeting adjourned at 8:49 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator