

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 7:00 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: Krueger, DuBois, Kleffner, Gigstad, Vaught and Pfligler. Absent: Wilcox, Vculek, and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for subdivision known as Sycamore Hills 1st Addition, a parcel of land containing 17.5 acres in the Northeast ¼ of the Southeast ¼ of Section 33, Township 15 North, Range 7 East of the sixth p.m. Saunders County, Nebraska, as filed by JEO Investments Inc., was declared open at 7:01 p.m. The Chair called for comments from the public. Troy Johnston spoke on behalf of JEO Investments Inc. Johnston stated that the preliminary plat consists of approximately 17.5 acres of land located south of 23rd street and west of Chestnut Street. The property is dissected by an existing drainage way which conveys storm drainage from north to south. The first phase of development will consist of 14 residential lots located on the west side of the property and west of the drainage way. The remaining land will not be platted at this time, but will be targeted for Commercial type development adjacent to Chestnut Street. The area between the residential lots and the commercial development will likely remain in a natural state allowing for conveyance of storm water as well as a natural buffer between residential and commercial areas. A motion was made by Kleffner, seconded by Vaught, to close public hearing at 7:03 p.m. Roll call vote: Kleffner, yes; Vaught, yes; Gigstad, yes; Pfligler, yes; Krueger, yes; and DuBois, yes. Absent and not voting: Houfek, Vculek, and Wilcox. Motion carried.

Discussion was held on the subdivision application. Members reviewed the preliminary plat and information that was provided. Kleffner questioned if the developer would object to having the sidewalks installed at the same time as the streets and if the sanitary sewer location on the commercial property could be rerouted around the detention area located on the south end of the property.

Vculek entered at 7:08.

Members reviewed the City of Wahoo subdivision regulations regarding the requirements for sidewalks. Members discussed how sidewalks have been addressed with previous subdivision and what the advantages or disadvantages would be with having them installed at the same time as the street. Suggestions were made that the subdivision regulations should be amended to require sidewalks to be installed at the same time as the street but since it is not currently stated as such, it is not right to make it a requirement when the adopted regulations are being met. A motion was made by Kleffner, seconded by Gigstad, to recommend approval of the preliminary plat, for the above described property, as presented. Roll call vote: Kleffner, yes; Gigstad, yes; Pfligler, yes; Vaught, yes; Vculek, yes; DuBois, yes; and Krueger, yes. Absent and not voting: Houfek and Wilcox. Motion carried.

Beavers reported that several houses are still under construction. Several nuisances are being worked on and information will be coming soon regarding The Ridge Subdivision 4th Addition. Beavers asked members to think of issues and questions that have come up in the past and possible solutions or needed changes to the zoning regulations.

Beavers shared information for the upcoming Nebraska Planning and Zoning Association annual conference being held March 8-10, 2017 at the Younes Conference Center, Kearney Ne.

A motion was made by Krueger, seconded by Kleffner, to approve minutes of the December 1, 2016 meeting. Roll call vote: Krueger, yes; Kleffner, yes; Vculek, yes; Gigstad, yes; DuBois, yes; Pfligler, yes; and Vaught, yes. Absent and not voting: Houfek and Wilcox. Motion carried.

Meeting adjourned at 8:06 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator