

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 7:02 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: Kleffner, Krueger, Pfligler, Vaught, Wilcox, DuBois, Vculek, Gigstad, and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for conditional use permit to install an electronic message display sign and replace existing ground monument sign on property located in the R-2 Residential District described as a parcel in the NW SE 13-15-7, Saunders County, Nebraska, commonly known as 2056 N Hackberry, as filed by Wahoo Public School 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 Kleffner, seconded by Houfek, to close public hearing at 7:05 p.m. Roll call vote: Kleffner, yes; Houfek, yes; DuBois, yes; Vaught, yes; Pfligler, yes; Krueger, yes; Vculek, yes; Gigstad, yes; and Wilcox, yes. Motion carried.

Discussion was held on the conditional use application. Beavers stated that per zoning regulations the maximum sign area for an electronic message display portion of a sign shall be no greater than 35% of the maximum total allowable sign area. A ground monument sign has a max allowable sign area of 32 square feet. The proposed electronic message display is 9.37 square feet, which is less than the allowed 35%. Members reviewed the information that was provided. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the conditional use application to install an electronic message display sign and replace existing ground monument sign as presented with all lighting and transition requirements being met. Roll call: Kleffner, yes; Houfek, yes; Wilcox, yes; Gigstad, yes; Krueger, yes; Vaught, yes; Pfligler, yes; DuBois, yes; and Vculek, yes. Motion carried.

The public hearing scheduled for the amendment to the general redevelopment plan of the downtown area, to allow for the redevelopment project of Wahoo State Bank was prematurely published and there is not a need for a hearing at this time. We anticipate there will be a hearing in the future on this project, but the exact date is unknown. Therefore the public hearing was not opened.

Discussion was held regarding the presented final plat for Sycamore Hills First Addition. Members reviewed the information provided. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the final plat for Sycamore Hills First Addition as presented. Roll call: Kleffner, yes; Houfek, yes; Wilcox, yes; Gigstad, yes; Krueger, yes; Vculek, yes; Pfligler, yes; Vaught, yes; and DuBois, yes. Motion carried.

A motion was made by Kleffner, seconded by Krueger, to bring the previously tabled agenda item of review of final plat for The Ridge 4<sup>th</sup> Addition forward for consideration. Roll call vote: Kleffner, yes; Krueger, yes; Gigstad, yes; Vculek, yes; Vaught, yes; Pfligler, yes; DuBois, yes; Wilcox, yes; and Houfek, yes. Motion carried. Discussion was held and members reviewed information provided which included comments from the City Engineer and required information that was not previously submitted. A motion was made by Kleffner, seconded by Krueger, to recommend approval of The Ridge 4<sup>th</sup> Addition final plat as presented. Roll call: Kleffner, yes; Krueger, yes; Gigstad, yes; DuBois, yes; Houfek, yes; Vaught, yes; Pfligler, yes; Vculek, yes; and Wilcox, yes. Motion carried.

Discussion was held regarding design standards for the Chestnut Corridor District. Beavers stated that a draft request for proposal was not available for review. Members agreed that it would be best to hire a consultant to assist with the process of developing design guidelines therefore a budget is needed. Members requested that the discussion regarding the needed resources for developing design standards be placed on the next City Council agenda. The Planning Commission is ready and eager to move forward.

Beavers presented his monthly report and reported that several houses are still under construction.

Beavers stated he will be attending the 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 Kleffner, seconded by Houfek, to approve minutes of the February 2, 2017 meeting. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Vculek, yes; Krueger, yes; DuBois, yes; Gigstad, yes; Wilcox, yes; and Vaught, yes. Motion carried.

Meeting adjourned at 7:35 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator