

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 Josh Krueger at 7:01 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: DuBois, Krueger, Houfek, Pfligler, Vaught and Vculek. Absent: Gigstad, Kleffner, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Greg Hohl, Steve Sallenbach, and Jerry Johnson were present to share information about American Marksman, a business that is hoping to expand into Wahoo. American Marksman is an ammunition reloading company that takes apart defective or out of spec ammunition and reassembles it into a commercial round that could be sold at Bass Pro, Scheels, Cabela's, Dick Sporting Goods etc. The company will initially employ 15-20 full time employees with a starting wage of \$12-\$15 per hour as well as health benefits after a probationary period. They anticipate hiring 30-40 employees at the facility within the first 12 months.

Public hearing on an application for conditional use permit to install a ground monument sign on property located in the I-2 Heavy Industrial district described as lots 1-16 Block 13 Fairlawn Addition to Wahoo, commonly known as 636 E 1st, as filed by JMR Livestock LLC., was declared open at 7:22 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by DuBois, to close public hearing at 7:23 p.m. Roll call: Houfek, yes; DuBois, yes; Vaught, yes; Vculek, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Wilcox, Kleffner, and Gigstad. Motion carried.

Discussion was held on the conditional use application. Beavers stated that the proposed sign is dual purpose. The bottom 4' X 8' of the sign is for directing truck traffic in the proper direction to unload livestock and the upper 4' X 4' is to advertise the Stockyard Café. A 32 square foot ground monument sign is permitted within the I-2 zoning district with a 10' setback requirement. The proposed sign is over the allowed 32 square foot and the proposed location does not meet the 10' setback requirement from the West property line. Beavers stated that the property directly to the West of the stockyard is city owned and is a natural drainage way. The proposed location of the sign is for visibility in order to direct trailers to the correct driveway safely. Therefore under advisement from the city attorney a conditional use permit application was accepted. Members reviewed the information that was provided. DuBois questioned if the sign could be reduced to the allowed 32 square feet and still safely direct traffic. A motion was made by DuBois, seconded by Houfek, to recommend approval of the conditional use application to install a ground monument sign with a maximum of 32 square feet at the location presented. Roll call: DuBois, yes; Houfek, yes; Krueger, yes; Pfligler, yes; Vaught, yes; and Vculek, yes. Absent and not voting: Gigstad, Wilcox and Kleffner. Motion carried.

Public hearing on recommendation for the adoption of the Comprehensive Development Plan 2017 of the City of Wahoo, Nebraska, was declared open at 7:35 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by DuBois, to close public hearing at 7:35 p.m. Roll call: Houfek, yes; DuBois, yes; Pfligler, yes; Vaught, yes; Vculek, yes; and Krueger, yes. Absent and not voting: Wilcox, Kleffner, and Gigstad. Motion carried.

Discussion was held regarding the Comprehensive Plan. It was suggested that more time was needed to properly review. A motion was made by Pfligler, seconded by Houfek, to table the agenda item until the next Planning Commission meeting in order to have more time to review. Roll call: Pfligler, yes; Houfek, yes; DuBois, yes; Vculek, yes; Vaught, yes; and Krueger, yes. Absent and not voting: Gigstad Wilcox and Kleffner. Motion carried.

The proposed landscaping plan for the new Bomgaars location was not submitted therefore discussion was not held.

Beavers presented his monthly report. Several nuisances are still being addressed. Work has begun for the new Bomgaars store and construction continues on several new homes.

A motion was made by Pfligler, seconded by Vaught, to approve minutes of the July 6, 2017 meeting. Roll call vote: Pfligler, yes; Vaught, yes; Vculek, yes; Krueger, yes; DuBois, yes; and Houfek, yes. Absent and not voting: Wilcox, Kleffner and Gigstad. Motion carried.

Meeting adjourned at 7:56 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator