

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

Public hearing on application for change of zoning from C3-General Commercial to I-2 Heavy Industrial on property described as Lot 1, Block 1, Stocking's Second Addition to the City of Wahoo, Saunders County, Nebraska, better known as 569 E 1st and Lots 1-5 & Lot 8 Block 2, Stockings Second Addition to the City of Wahoo, Saunders County, Nebraska, better known as 441 E 1st, as filed by Varner's R&R L.L.C and Waste TD L.L.C was declared open at 7:01 p.m. The Chair called for comments from the public. Joseph Yates, who lives at 442 E 1st street, questioned what type of business was going into the area. Jerry Divis, one of the owners of 441 E 1st street, spoke in regards to the rezoning request. Divis stated that none of the businesses that are interested in utilizing the building fit within the regulations for the current C3-General Commercial zoning therefore the owners are asking for I-2 Heavy Industrial which accommodates the manufacturing type businesses that are interested in the property. So far a HVAC contractor and a company that services irrigation systems and grain bins have inquired about the property. Divis also stated that the property directly across the street is already zoned heavy industrial. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:17 p.m. Roll call: Kleffner, yes; Houfek, yes; Vaught, yes; Krueger, yes; and Wilcox, yes. Absent and not voting: DuBois, Pfligler, Vculek and Gigstad. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, to allow the keeping of chickens within Wahoo city limits and establish conditions and restrictions for keeping chickens, as filed by Andrea Brooks, was declared open at 7:01 p.m. The Chair called for comments from the public. Paul Greenwalt, Elizabeth Greenwalt, and Andrea Brooks were present to speak in favor of the amendment. Mr. Greenwalt explained that the reason for the proposed amendment is not to allow farms in town but to allow for small scale personal use chickens within city limits, up to 9 that would be permitted for similar to dogs, and not allowing the keeping of roosters or the slaughtering of hens. The hens shall be provided with a covered enclosure of a required size per chicken and must be kept in the covered enclosure or a fenced enclosure at all times. Requiring enclosures will insure that predators are not attracted to residential areas any more than with normal items such as household garbage. Greenwalt stated that some of the benefits with small scale urban chickens are the reduction in diseases such as salmonella and the eggs are more nutritious than store bought. Greenwalt also stated that several neighboring communities already allow the keeping of chickens within residentially zoned areas therefore the proposed amendment includes many of the regulations that are already being used and enforced by those communities. No opposing comments were offered. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:21 p.m. Roll call: Kleffner, yes; Houfek, yes; Vculek, yes; Pfligler, yes; Gigstad, yes; Krueger, yes; and Wilcox, yes. Absent and not voting: DuBois and Vaught. Motion carried.

Discussion was held regarding the proposed amendment. Members reviewed the information provided regarding the proposed amendment. Several concerns with chickens within city limits were discussed. Members stated that permitting 9 chickens is too many and 5 years is too long, sufficient setbacks between neighbors couldn't be met due to smaller lot requirements, and the selling of eggs becomes a commercial use rather than a residential use which leads to enforcement concerns. Run off of animal waste during rain events was also a concern. It was also stated that the Center for Disease Control has linked several salmonella infections to backyard chickens and local vets do not treat chickens. A motion was made by Houfek, seconded by Kleffner, to not recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, to allow the keeping of chickens within city limits. Roll call: Houfek, yes; Kleffner, yes; Krueger, yes; Wilcox, yes; Gigstad, yes; Vculek, no; and Pfligler, yes. Absent and not voting: Vaught and DuBois. Motion carried.

A motion was made by Houfek, seconded by Vaught, to bring item from the table and resume discussion regarding proposed parking lot for a new office building located on property described as Lot 1, Sycamore Hills 2nd Addition. Roll call: Houfek, yes; Vaught, yes; Krueger, yes; Gigstad, yes; Wilcox, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Pfligler and Kleffner. Motion carried. Members reviewed the amended parking plan as well as an explanation regarding drainage that was provided. Tyler Hevlin of JEO Consulting Group was present to answer any questions. A motion was made by Vaught, seconded by Houfek, to recommend approval of proposed parking plan as amended with bicycle stalls added. Roll call: Vaught, yes; Houfek, yes; DuBois, yes; Wilcox, yes; Gigstad, yes; Krueger, yes; and Vculek, yes. Absent and not voting: Pfligler, and Kleffner. Motion carried.

Beavers presented his monthly report. Work continues on several new homes and various projects.

A motion was made by Houfek, seconded by Krueger, to approve minutes of the October 4, 2018 meeting as presented. Roll call vote: Houfek, yes; Krueger, yes; Vaught, yes; Gigstad, yes; DuBois, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Pfligler, and Kleffner. Motion carried.

Meeting adjourned at 8:09 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator