

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

DuBois entered at 7:02 p.m.

Public hearing on an application for Conditional Use Permit to remove an existing 125' guyed communications tower and construct a new 125' monopole tower facility on property located in the C-1 Downtown Commercial District described as the EAST 10' NORTH ½ OF LOT 5 ALL OF LOTS 3 & 4 & SOUTH ½ OF LOTS 5 & 6 BLOCK 138 COUNTY ADDITION TO WAHOO, better known as 640 North Broadway, as filed by Verizon Wireless was declared open at 7:02 p.m. The Chair called for comments from the public. Jeffrey Skinner spoke on behalf of Verizon Wireless. Skinner stated that with increasing capabilities of cellular devices, including smart phones, tablets and WiFi hotspots, Verizon Wireless must make critical upgrades to its network in this area to maintain reliable data service for its customers. The existing tower is not structurally capable of supporting the additional needed equipment. Therefore Verizon Wireless would like to replace the current guyed tower with a monopole tower that is structurally capable of supporting the current loading as well as future loading thus eliminating the structural concerns. Skinner also stated that the proposed tower is designed to accommodate for the co-location of additional antennas. A motion was made by Vculek, seconded by Houfek, to close public hearing at 7:11 p.m. Roll call: Vculek, yes; Houfek, yes; Vaught, yes; DuBois, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Kleffner, Gigstad and Wilcox. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the information provided. A motion was made by Houfek, seconded by Vculek, to recommend approval of the conditional use application to remove existing 125' guyed communications tower and construct a new 125' monopole tower as presented. Roll call: Houfek, yes; Vculek, yes; Krueger, yes; Pfligler, yes; Vaught, yes; and DuBois, yes. Absent and not voting: Kleffner, Wilcox, and Gigstad. Motion carried.

Public hearing on an application for conditional use permit to erect a pole sign on property located in the I-2 Heavy Industrial District described as Lot 1 Airpark-Bomgaars Addition, commonly known as 1310 E 34th street, as filed by Tri City Sign, was declared open at 7:16 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by Vculek, to close public hearing at 7:17 p.m. Roll call: Houfek, yes; Vculek, yes; Krueger, yes; DuBois, yes; Vaught, yes; and Pfligler, yes. Absent and not voting: Wilcox, Kleffner, and Gigstad. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed sign regulations and the information provided for the proposed pole sign. A motion was made by Houfek, seconded by Vaught, to recommend approval of the conditional use application as presented with the sign being internally lighted and all setback requirements being met for the I-2 zoning district. Roll call: Houfek, yes; Vaught, yes; Krueger, yes; DuBois, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Gigstad, Kleffner, and Wilcox. Motion carried.

Discussion was held on request for proposal regarding design standards. Members agreed that more information needs to be added to the RFP with discussion to continue at the next meeting.

Beavers reported two new home permits were issued for January. Work still continues on the new Bomgaars store as well as the Wahoo State Bank building. NPZA conference will be held at the Younes Conference Center in Kearney, NE March 7th – 9th, 2018.

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

Meeting adjourned at 7:56 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator