

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

Public hearing on an application for Conditional Use Permit to construct Mini-Warehouse self storage along with outdoor storage on property located in the I-2 Heavy Industrial District described as Lot 3 Menn Commercial Park, as filed by Rodger and Debra Menn was declared open at 7:02 p.m. The Chair called for comments from the public. Gregory Perry spoke on behalf of Rodger Menn. Perry stated that the units will be built in phases depending on the demand therefore there will be some outdoor storage which is a permitted use. Landscaping requirements will be met and no utility extensions are needed. Perry also stated that the property will have a security fence with gate code access. A motion was made by Krueger, seconded by Houfek, to close public hearing at 7:07 p.m. Roll call: Krueger, yes; Houfek, yes; Vaught, yes; Kleffner, yes; and Wilcox, yes. Absent and not voting: Pfligler, Vculek, Gigstad and DuBois. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the information provided. A motion was made by Houfek, seconded by Kleffner, to recommend approval of the conditional use application to construct mini-warehouse self storage units as presented, with landscaping requirements being met in its entirety within the first phase of the project. Roll call: Houfek, yes; Kleffner, yes; Krueger, yes; Wilcox, yes; and Vaught, yes. Absent and not voting: Pfligler, DuBois, Vculek, and Gigstad. Motion carried.

Public hearing on application for change of zoning from TA-Transitional Agricultural to C-2 Highway Commercial on property described as an 8.81 acre parcel, more or less in the NW ¼ of Fractional Section 4, Township 14 North, Range 7 East of the 6th p.m. Saunders County Ne, as filed by Dennie & Rogene Phelps was declared open at 7:13 p.m. The Chair called for comments from the public. Troy Johnston spoke on behalf of Dennie Phelps. Johnston explained that the described property is being subdivided and is under 20 acres, which is the minimum requirement for the property to remain Transitional Agricultural, therefore Phelps are asking for the zoning change in order to move forward with the proposed subdivision. 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.

Discussion was held regarding the zoning change. Members reviewed the information provided as well as the future land use map. Members discussed concerns with the potential increase in traffic.

Vculek entered at 7:24 p.m.

A motion was made by Kleffner, seconded by Krueger, to recommend approval, to the City Council, of the requested change of zoning and amendment of the official Zoning Map for the above described property from TA-Transitional Agricultural to C-2 Highway Commercial, as filed by Dennie & Rogene Phelps. Roll call: Kleffner, yes; Krueger, yes; Vaught, yes; Wilcox, yes; Vculek, abstain, and Houfek, yes. Absent and not voting: Gigstad, Pfligler, and DuBois. Motion carried.

Discussion was held regarding Dry Run Subdivision. Members reviewed information provided for the proposed subdivision.

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 one new home permit was issued for February. Work still continues on the new Bomgaars store, the Wahoo State Bank building as well as several homes. 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 Vaught, to approve minutes of the February 1, 2018 meeting as presented. Roll call vote: Houfek, yes; Vaught, yes; Krueger, yes; Vculek, yes; Kleffner, abstain; and Wilcox, yes. Absent and not voting: DuBois, Gigstad, and Pfligler. Motion carried.

Meeting adjourned at 7:46 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator