

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

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06.05 Permitted Signs and Limitations regarding ground monument signs within the Gateway Corridor Overlay District, as filed by Saunders Medical Center, was declared open at 7:03 p.m. The Chair called for comments from the public. Tyler Toline, CEO of Saunders Medical Center, spoke on behalf of Saunders Medical Center.

Vculek entered at 7:05 p.m.

Toline explained the purpose for the proposed amendment. The current regulations regarding signs within the Gateway Corridor Overlay District are inadequate regarding height and overall square footage allowed when adjacent to a busy 4-lane highway with a speed limit of now 70 MPH. The approach from the south of the facility is obscured by a hill, and it is difficult for travelers to gain visibility to the facility prior to topping the hill. This is a potential safety hazard as people unfamiliar with the facility may slow suddenly in an effort to make the turn on County Road J, or may cause them to pass the facility at a time they are seeking emergency services. The intersection of Hwy. 77 & Co. Road J is already a safety hazard. Toline stated that with the approval of the amendment, SMC would be able to replace their existing sign with an updated design that includes the new logo, technology and added height for better visibility. Proposed amendment would allow a ground monument sign to be up to 25' in height and 200ft² in total size. A motion was made by Krueger, seconded by Houfek, to close public hearing at 7:11 p.m. Roll call: Krueger, yes; Houfek, yes; Vaught, yes; Vculek, yes; DuBois, yes; Pfligler, yes; Gigstad, yes and Wilcox, yes. Absent and not voting: Kleffner. Motion carried.

Discussion was held regarding the proposed amendment. Members reviewed the information provided regarding the proposed amendment. The definition and appearance of a ground monument sign was discussed as well as the current regulations regarding pole signs along the expressway. A motion was made by Houfek, seconded by Krueger, to not recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06.05 Permitted Signs and Limitations, increasing the maximum allowed ground monument size within the Gateway Corridor Overlay District. Roll call: Houfek, yes; Krueger, yes; Wilcox, yes; Gigstad, yes; Vculek, yes; Vaught, no; DuBois, yes; and Pfligler, no. Absent and not voting: Kleffner. Motion carried.

Public hearing to consider general redevelopment plan for amended area 1 of the Blighted and Substandard Areas was declared open at 7:37 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Krueger, seconded by Houfek, to close public hearing at 7:39 p.m. Roll call: Krueger, yes; Houfek, yes; Vculek, yes; Vaught, yes; DuBois, yes; Pfligler, yes; Gigstad, yes; and Wilcox, yes. Absent and not voting: Kleffner. Motion carried.

Discussion was held regarding the general redevelopment plan for amended area 1. Members reviewed the information provided. A motion was made by Houfek, seconded by DuBois, to recommend approval of the general redevelopment plan. Roll call: Houfek, yes; Dubois, yes; Pfligler, yes; Krueger, no; Gigstad, yes; Wilcox, yes; Vculek, yes; and Vaught, yes. Absent and not voting: Kleffner. Motion carried.

Public hearing regarding a specific Redevelopment Contract for a project located in Amended Area 1 for JEO Building Corporation project was declared open at 7:45 p.m. The Chair called for comments from the public. Tyler Hevlin, of JEO Consulting Group Inc., was present to answer questions and share information regarding the project within Amended area 1. A motion was made by Krueger, seconded by Houfek, to close public hearing at 7:55 p.m. Roll call: Krueger, yes; Houfek, yes; Vculek, yes; Vaught, yes; Wilcox, yes; Gigstad, yes; Pfligler, yes; and DuBois, yes. Absent and not voting: Kleffner. Motion carried.

Discussion was held on the Redevelopment Contract. Members reviewed the redevelopment contract that was provided. A motion was made by Gigstad, seconded by Vculek, to recommend the approval of a specific Redevelopment Contract for the JEO Building Corporation project. Roll call: Gigstad, yes; Vculek, yes; Houfek, yes; Pfligler, yes; DuBois, yes; Wilcox, yes; Krueger, yes; and Vaught, yes. Absent and not voting: Kleffner. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, regarding the adoption of a new Official Zoning Map was declared open at 8:01 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 8:02 p.m. Roll call: Houfek, yes; Vculek, yes; Wilcox, yes; Gigstad, yes; Krueger, yes; Pfligler, yes; DuBois, yes; and Vaught, yes. Absent and not voting: Kleffner. Motion carried.

Discussion was held regarding the proposed new Official Zoning Map. Members viewed the map presented. A motion was made by Pfligler, seconded by Vaught, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by adoption of a new Official Zoning Map. Roll call: Pfligler, yes; Vaught, yes; DuBois, yes; Krueger, yes; Gigstad, yes; Wilcox, yes; Vculek, yes; and Houfek, yes. Absent and not voting: Kleffner. Motion carried.

Discussion was held regarding the Design Standards Committee. Three Planning Commission members are needed and volunteers were Pfligler, Krueger, and Kleffner.

Beavers presented his monthly report. Several nuisances have been reported. Several permits have been issued for new homes and various projects.

A motion was made by Houfek, seconded by Gigstad, to approve minutes of the July 5, 2018 meeting as presented. Roll call vote: Houfek, yes; Gigstad, yes; Wilcox, yes; Krueger, abstain; Vaught, yes; Pfligler, yes; Vculek, yes; and DuBois, abstain. Absent and not voting: Kleffner. Motion carried.

Meeting adjourned at 8:27 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator