

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First National Bank with each board member being notified of the agenda prior to the meeting. Meeting was called to order by Chair Glen Wilcox at 7:05 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: Nielson, Vculek, Pfligler, Libal and Wilcox. Absent: Blum, Wiebold, Phelps, and Cady. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on Conditional Use application for a parking lot located on property described as Lot 4 & East 28 feet of Lot 5, Block 181, Second County Addition to Wahoo, commonly known as 119 E 2nd St, as filed by St Wenceslaus Catholic Church, was declared open at 7:06 p.m. Joe Sensibaugh spoke in behalf of St Wenceslaus. Sensibaugh stated all traffic will enter and exit from 2nd street. St Wenceslaus has been in touch with a lighting designer from Omaha so light can be provided without disturbing the neighbors. Sensibaugh also stated Charles Divis owns the house to the East and Gary Hansson owns the house to the West of the proposed parking lot. Sensibaugh has talked with Charles Divis and isn't aware of any concerns. No other public comments were offered. Moved by Nielson, seconded by Vculek, to close the public hearing at 7:16 p.m. Roll call vote: Nielson, yes; Vculek, yes; Libal, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Wiebold, Blum, Phelps and Cady. Motion carried.

Discussion was held on the Conditional Use. Nielson questioned if neighbors agree with the parking lot. Wilcox stated that a sign has been posted at the property to notify neighbors and they have been allowed a chance to speak for or against it. Beavers stated that due to the additional parking St Wenceslaus will have to add one, maybe two, additional ADA compliant stalls by the ramp at the church. Currently there are three by the ramp on the West side of the church. A motion was made by Nielson, seconded by Libal, to recommend approval of conditional use application with access from 2nd street only and lighting designed not to disturb neighbors. Roll call vote: Nielson, yes; Libal, yes; Pfligler, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Phelps, Blum, Cady and Wiebold. Motion carried.

Public hearing for change of zoning on property described as a 10.79 acre parcel and a 9.65 acre parcel in the W ½ of NE ¼ of Sec 15-T14N-R7E, Saunders County, Nebraska from R-1 Residential to LLR, Large Lot Residential with the remainder of the W ½ of NE ¼ of Sec 15-T14N-R7E, Saunders County, Nebraska and a parcel in the N ½ NW ¼ of Sec 15-T14N-R7E, Saunders County, Nebraska; Lying South and East of City View Acres Subdivision, Continental Estates Subdivision, and Arbor Lodge Subdivision from R-1 Residential to TA Transitional Agricultural, as filed by Matt Harris, Mike Hancock and Ronald Sladky was declared opened at 7:22 pm. No public comments were offered. Moved by Nielson, seconded by Vculek, to close public hearing at 7:24 p.m. Roll call vote: Nielson, yes; Vculek, yes; Pfligler, yes; Wilcox, yes; and Libal, yes. Absent and not voting: Cady, Blum, Wiebold, and Phelps. Motion carried.

Discussion was held on the change of zoning. Wilcox stated that the property to the East is in the floodplain. Therefore future development is not likely. Large Lot Residential is a better fit than R-1 for the location Harris is building and the current farm house. The rest is currently being farmed. It was questioned what the chances were for future development to the West of the Harris and Hancock property. Beavers stated that with stricter NDEQ setback requirements for well and septic systems, development is more difficult without city utilities being currently available in that area. A motion was made by Wilcox, seconded by Libal to recommend approval to the Council of the requested change of zoning for the above described property as filed by Harris, Hancock, and Sladky. Roll call vote: Wilcox, yes; Libal, yes; Pfligler, yes; Nielson, yes; and Vculek, yes. Absent and not voting: Blum, Cady, Phelps, and Wiebold. Motion carried.

Beavers presented his April building report, and discussed current projects: Permits were issued for two new houses, one commercial building and several other smaller projects. Work at Omaha Steel still continues.

Wilcox stated that the footings are poured for the building located at 6th and Elm making it easier to get a visual of the parking layout that was approved last month. He suggested that others drive by.

A motion was made by Nielson, seconded by Pfligler, to approve the minutes of the April 4, 2013 meeting. Roll call vote: Nielson, yes; Pfligler, yes; Libal, yes; Vculek, no; and Wilcox, yes. Absent and not voting: Wiebold, Cady, Phelps and Blum. Motion carried.

Meeting adjourned at 7:41 p.m.

Travis Beavers, Zoning Administrator

Approved: