

The Wahoo Planning Commission met in special 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 7:02 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: Cady, Blum, Libal, Pfligler, and Wilcox. Absent: Vculek, Phelps, Wiebold, and Nielson. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on Conditional Use application to utilize existing and future on street parking for required off street parking in R-2 zoning for the property described as Lots 1-12, Block 180 and Lots 5, 6, and 7-12 Block 171, Second Addition to Wahoo, commonly known as 214 E 2nd Street, as filed by St Wenceslaus Church and Elementary School, was declared open at 7:03 p.m. Kevin Hittle spoke in behalf of St Wenceslaus.

Vculek entered at 7:04 p.m.

Hittle stated that the number of off street parking spaces required is 152. There are 143 off street parking spaces available. St Wenceslaus is requesting the approval of 25 existing and 4 new on street parking spaces. A motion was made by Libal seconded by Wilcox, to close the public hearing at 7:05 p.m. Roll call vote: Libal, yes; Wilcox, yes; Cady, yes; Vculek, yes; Blum, yes; and Pfligler, yes. Absent and not voting: Wiebold, Nielson, and Phelps. Motion carried.

Discussion was held on the Conditional Use. Wilcox questioned the information regarding the front yard setback of the addition to the existing church and school. Beavers stated that the alignment of the addition to existing building has to go before the City Council to permit a variation in front yard setbacks to allow the new structure to conform to the average existing setback. Depending on approval, some changes to parking and structure may be needed to allow for the new setback requirements. Beavers also stated that the four new on street parking spaces being requested are being added at the location of a current driveway. A motion was made by Cady, seconded by Blum, to recommend approval of conditional use application to utilize existing and future on street parking to meet off street parking requirements. Roll call vote: Cady, yes; Blum, yes; Pfligler, yes; Vculek, yes; Libal, yes; and Wilcox, yes. Absent and not voting: Phelps, Nielson, and Wiebold. Motion carried.

Beavers presented his June building report, and discussed current projects: Conditional Use application for auto glass repair shop, one new home, several smaller projects and work still continues at Omaha Steel Castings.

The Planning Commission meeting will be rescheduled from August 1st to July 30th due to the Saunders County Fair parade.

The terms of three Planning Commission members were discussed and members were asked for suggestions.

A motion was made by Blum, seconded by Vculek, to approve the minutes of the June 6th, 2013 meeting. Roll call vote: Blum, yes; Vculek, yes; Cady, yes; Libal, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Phelps, Wiebold and Nielson. Motion carried.

Meeting adjourned at 7:17 p.m.

Travis Beavers, Zoning Administrator

Approved: