

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

Public hearing on an application for change of zoning on property described as: Lot 7, Kennedy College Subdivision to the City of Wahoo, Saunders County, Nebraska, commonly known as 1335 N Locust, from R-3 Residential to R-1 Residential, as filed by Steven and Cynthia Gerdts, was declared open at 7:01 p.m. The Chair called for comments from the public. Steven Gerdts explained that he currently owns the property and would like to see the property remain a single family dwelling rather than commercial type apartments. Steven and Cynthia Gerdts currently live to the South of the property they wish to rezone. Cady questioned if Gerdts was aware that R-1 is more restrictive than R-3. A motion was made by Meyer, seconded by Libal, to close public hearing at 7:03 p.m. Roll call vote: Meyer, yes; Libal, yes; Blum, yes; Pfligler, yes; Wilcox, yes; Cady, yes; and Vculek, yes. Absent and not voting: Houfek and Nielson. Motion carried.

Discussion was held on the rezoning request. Cady stated that the area around the property is currently zoned R-3 residential, therefore this is spot zoning and though it is not illegal to spot zone it is not recommended. Cady also stated, on the positive side, the owner is putting more restrictions on himself and he does not see a negative effect for the public. Wilcox stated the main difference between R-1 and R-3 is that R-3 allows multi-family dwellings where R-1 is limited to single family dwellings.

A motion was made by Meyer, seconded by Blum, to recommend approval to the City Council of the requested change of zoning for the above described property from R-3 Residential to R-1 Residential as filed by Steven and Cynthia Gerdts. Roll call vote: Meyer, yes; Blum, yes; Wilcox, yes; Cady, yes; Vculek, yes; Pfligler, yes; and Libal, yes. Absent and not voting: Nielson and Houfek. Motion carried.

Public hearing on application for conditional use permit to add 3 antennas and 6 lines of coax to existing grain elevator located on lot 1, except West 8.5 feet and lot 12 and vacated alley adjacent thereto, Block 151, County addition as surveyed and platted in Saunders County, Nebraska, commonly known as 206 W 5th, as filed by US Cellular, was declared open at 7:18 p.m. No public comments were offered. A motion was made by Libal, seconded by Pfligler to close public hearing at 7:18. Roll call vote: Libal, yes; Pfligler, yes; Vculek, yes; Cady, yes; Blum, yes; Meyer, yes; and Wilcox, yes. Absent and not voting: Houfek and Nielson. Motion carried.

Discussion was held on the conditional use request. Wilcox stated that he is an adjacent property owner but does not feel that there is conflict of interest because he does not have the potential to lose or gain financially more than anyone else. Beavers stated that a structural review has been completed and the professional opinion of the engineer is that the proposed modifications will be adequately supported and will not affect the structural integrity of the silo structure. Beavers also stated that the location of the proposed antennas will not increase the height of the structure. A motion was made by Cady, seconded by Meyer, to recommend approval to the City Council of the

requested conditional use to add 3-8'x12" wall-mounted LTE panel antennas and (6) 1-5/8" coax feed lines as presented to the existing grain elevator. Roll call vote: Cady, yes; Meyer, yes; Libal, yes; Pfligler, yes; Blum, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Houfek and Nielson. Motion carried.

Beavers presented his June building report, and discussed current projects: Several mechanical & plumbing permits, three new home permits and numerous others.

A motion was made by Libal, seconded by Pfligler, to approve the minutes of the June 5th, 2014 meeting as presented. Roll call vote: Libal, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; Cady, yes; Blum, yes; and Meyer, yes. Absent and not voting: Nielson and Houfek. Motion carried.

Meeting adjourned at 7:26 p.m.

Travis Beavers, Zoning Administrator

Approved: