

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 acting Chair Scott Nielson at 7:00 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, Houfek, and Pfligler. Absent: Blum, Libal and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on conditional use application to install a pole sign in the I-2 Heavy Industrial zoning district on property described as 19.88 acres in the S ½ NE ¼ Sec 3 T14N R7E of the 6th P.M Saunders County, Nebraska, commonly known as 921 E 12th street, Wahoo NE, as filed by Omaha Steel Castings Company, LLC, was declared open at 7:01 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Meyer, seconded by Houfek, to close public hearing at 7:01 p.m. Roll call vote: Meyer, yes; Houfek, yes; Cady, yes; Pfligler, yes; Nielson, yes; and Vculek, yes. Absent and not voting: Blum, Libal and Wilcox. Motion carried.

Discussion was held on the conditional use. Beavers stated that because of the height and size of the sign it had to be classified as a pole sign. Pole signs are allowed in the I-2 zoning district with a conditional use permit. A motion was made by Cady, seconded by Houfek, to recommend approval of the conditional use application and allow the installation of a pole sign on property listed above as presented. Roll call vote: Cady, yes; Houfek, yes; Nielson, yes; Meyer, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Libal, Wilcox, and Blum. Motion carried.

Public hearing on conditional use application to construct a 170' self supporting lattice communications tower and equipment building in the TA-Transitional Agricultural district on property described as part of the SE Quarter Section 34 T 15N, Range 7 East Saunders County, Nebraska, as filed by Viaero Wireless, was declared open at 7:04 p.m. The Chair called for comments from the public. Eugene Carroll, Site Acquisition Manager for Viaero Wireless, spoke on Viaero's behalf. Carroll stated that Viaero operates in 5 different states and has been working to find a suitable tower location in Wahoo for 3 years. The proposed tower is a 170' self supporting tower without lights and designed with a fall radius of 92.2 feet, if tower failure would occur. The 170' height is needed in order to connect with their tower in Mead, to allow for another carrier to co-locate, to allow for future expansion with enough separation between antennas so interference is not created, and to provide the best area coverage possible for their customers. Carroll also stated that they revised the site plan, per request, and moved the tower as far to the SW as possible, without compromising the sewer easement or TA-Transitional Agricultural setbacks. The nearest mobile home is 257.3' from the tower. Viaero intends to purchase the one acre parcel rather than lease from the current property owner. Jovan Lausterer, city attorney, stated the proposed tower does not meet the 300% of tower height setback requirement but because of geographic limitations, specifically floodplain, the City could choose to waive the 300% requirement and allow the tower to be constructed at the revised location. A motion was made by Meyer, seconded by Houfek, to close public hearing at 7:13 p.m. Roll call vote: Meyer, yes; Houfek, yes; Nielson, yes; Pfligler, yes; Vculek, yes; and Cady, yes. Absent and not voting: Wilcox, Blum, and Libal. Motion carried.

Discussion was held on the conditional use. Cady stated that he was concerned, at first, about the 300% requirement not being met but because of tower design and the distance between the tower and the closest mobile home, he doesn't see a problem with the tower as presented. A motion was made by Houfek, seconded by Cady, to recommend approval of the conditional use permit to construct 170' self supporting lattice communications tower and equipment building in the TA-Transitional Agricultural district, as revised and presented. Roll call vote: Houfek, yes; Cady, yes; Pfligler, yes; Meyer, yes; Nielson, yes; and Vculek, yes. Absent and not voting: Libal, Blum and Wilcox. Motion carried.

Beavers presented his September building report, and discussed current projects: Several building mechanical & plumbing permits, no new homes.

A motion was made by Vculek, seconded by Meyer, to approve the minutes of the August 7th, 2014 meeting as presented. Roll call vote: Vculek, yes; Meyer, yes; Pfligler, yes; Houfek, yes; Nielson, yes; and Cady, yes. Absent and not voting: Wilcox, Libal and Blum. Motion carried.

Meeting adjourned at 7:21 p.m.

Travis Beavers, Zoning Administrator

Approved: