

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 7:00 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, Nielson, Pfligler, Libal, Kleffner, Wilcox, and Vculek. Absent: Houfek, and Meyer. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held regarding zoning along Chestnut and old highway 77. Beavers stated that there are concerns regarding the C-1 zoning along highway 77 and Chestnut between 5th and 15th street specifically pertaining to setback and parking requirements. Members reviewed and discussed the C-1 zoning regulations. Members agreed, since the Comprehensive Plan is currently being updated, now would be the time to explore other options and ideas.

Discussion was held regarding freedom of speech signs and existing non-conforming signs. Beavers stated that there is currently a freedom of speech sign, recently installed, that is not in compliance with sign regulations regarding the style of sign permitted within that specific zoned area. Beavers also stated that he has received several phone calls regarding the alteration or enlargement of existing non-conforming signs. Members reviewed the sign regulations and agreed that the regulations are meant to regulate the style and type of sign installed, therefore the newly installed sign should be removed, regardless of what it says. Members also agreed that the sign regulations are very clear regarding the alteration or enlargement of an existing non-conforming sign therefore the regulations shall be enforced and any changes to existing signage shall follow the process pertaining to that alteration.

Discussion was held regarding required parking within the required front yard. Beavers stated that recently it was questioned if parking requirements could be met by utilizing the required front yard setback area. Parking regulations state, unless otherwise provided, required parking and loading spaces shall not be located in a required front yard but may be located within a required side yard or rear yard. Members reviewed the parking regulations. It was stated that almost every dwelling has parking within the required front yard and there has been proposed and approved parking plans with the required parking being met in the required front yard. Members agreed that this is not a problem that needs to be addressed.

Beavers presented his February building report, and discussed current projects: Several mechanical & plumbing permits, work continues on South Haven cottages and therapy addition.

Beavers will be attending the Nebraska Planning and Zoning Association annual conference held in Kearney March 9, 10, and 11.

A motion was made by Kleffner, seconded by Cady, to approve the minutes of the February 4th, 2016 meeting as presented. Roll call vote: Kleffner, yes; Cady, yes; Wilcox, yes; Pfligler, yes; Libal, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Houfek and Meyer. Motion carried.

Meeting adjourned at 8:01 p.m.

Travis Beavers, Zoning Administrator

Approved: