

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 7:04 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: Wilcox, Krueger, DuBois, Vculek, Kleffner and Pfligler. Absent: Houfek, Vaught and Nielson. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing regarding conditional use application to operate recreational rental cabins on property described as a tract in the SW ¼ of Sec 27, T15 R7 Saunders County containing 4.19 acres more or less, as requested by Rick and Linda Dorothy was declared open at 7:05 p.m. The Chair called for comments from the public. Rick Dorothy stated that the original conditional use was approved March of 2012 and due to the change in demand for larger cabins compared to smaller ones the number and size of cabins needs to change from the original proposal therefore they are applying for the change to the conditional use. A motion was made by Kleffner, seconded by Krueger, to close public hearing at 7:10 p.m. Roll call vote: Kleffner, yes; Krueger, yes; Pfligler, yes; DuBois, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Houfek, Vaught and Nielson. Motion carried.

Discussion was held regarding the conditional use application. Parking requirements were discussed as well as concerns regarding the on-site wastewater treatment system. A motion was made by Kleffner, seconded by Pfligler, to recommend approval of the conditional use application with the requirement of an official site plan indicating parking and also having engineered stamped plans for the on-site wastewater treatment system. Roll call vote: Kleffner, yes; Pfligler, yes; Krueger, yes; Wilcox, yes; Dubois, yes; and Vculek, yes. Absent and not voting: Nielson, Vaught, and Houfek. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.13.03 by addition of outdoor storage as a conditional use within the C-2 Highway Commercial Zoning District as requested by Mark Hunzeker and Wahoo Concrete Products Co. was declared open at 7:14 p.m. The Chair called for comments from the public. Derek Zimmerman spoke on behalf of Mark Hunzeker and Wahoo Concrete. Zimmerman stated that the property that Wahoo Concrete owns is just west of the airport and it is zoned C-2 Highway Commercial. Wahoo Concrete currently has the property listed for sale but it is not marketable due to the provision of no outdoor storage, except the display of merchandise for sale to the public. The text change would allow for outdoor storage, with certain criteria having to be met very similar to mini-warehouses. Zimmerman also stated that there are permitted uses within the C-2 zoning that are very similar in appearance to outdoor storage. Susan Likes, owner of Wahoo Concrete, spoke in favor of the text change and stated that it would be a good use for the current building. A motion was made by Kleffner, seconded by Pfligler, to close public hearing at 7:38 p.m. Roll call vote: Kleffner, yes; Pfligler, yes; Wilcox, yes; DuBois, yes; Vculek, yes; and Krueger, yes. Absent and not voting: Houfek, Vaught and Nielson. Motion carried.

Discussion was held on the proposed amendment. Members reviewed the proposed language and looked at other areas that are zoned C-2. Kleffner stated that the zoning of the property has not changed and the regulations shouldn't be amended every time a business or use of a building doesn't work out. A motion was made by Kleffner, seconded by Wilcox, to not recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance by amendment of Section 5.13.03 by addition of outdoor storage as a conditional use within the C-2 Highway Commercial zoning district. Roll call vote: Kleffner, yes; Wilcox, yes; Krueger, no; Pfligler, abstain; Vculek, abstain; and DuBois, yes. Absent and not voting: Vaught, Nielson, and Houfek. Motion failed.

Discussion continued on the proposed amendment. Kleffner stated that he would be more open to a zoning change than the text change but when a zoning change was applied for there was a lot of public opposition. Krueger stated that the proposed text change is not out of character for that specific area by the airport but is not consistent with all of the C-2 zoned areas. Members agreed that the text change works for that specific area but not all of the C-2 zoned areas. A motion was made by Krueger to reconsider the motion. The chair recognized the motion since Krueger was on the prevailing side of the previous vote. Roll call vote to not recommend: Kleffner, yes; Wilcox, yes; Krueger, no; Pfligler, yes; Vculek, no; and DuBois, yes. Absent and not voting: Vaught, Nielson, and Houfek. Motion carried.

Discussion was held regarding proposed parking plan for retail businesses on property described as lot 3 & West 23.35' lot 2 & East 31.56' lot 4 Block 146 County Addition to Wahoo. Members reviewed the parking plan and the regulations regarding parking requirements. A motion was made by Kleffner, seconded by Krueger, to recommend approval of the proposed parking plan with the front yard setback being increased to fifty feet and a drainage study being completed. Roll

call vote; Kleffner, yes; Krueger, yes; DuBois, yes; Pfligler, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Vaught, Houfek, and Nielson. Motion Carried.

Beavers reported that one new home permit has been issued. Several nuisances are still going through the process to get resolved.

A motion was made by Kleffner, seconded by Krueger, to approve minutes of the October 6, 2016 meeting. Roll call vote: Kleffner, yes; Krueger, yes; Wilcox, yes; Vculek, yes; Pfligler, yes; and DuBois, abstain. Absent and not voting: Houfek, Vaught, and Nielson. Motion carried.

Meeting adjourned at 9:23 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator