

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: Wilcox, Krueger, Houfek, Vculek, Kleffner, Gigstad, Vaught and Pflugler. Absent: DuBois. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for conditional use permit to erect a pole sign on property located in the C-2 Highway Commercial District described as Tract 2, a 5.07 acre tract of land located in the East half of the Southeast quarter of section 9, township 14 North, Range 7 East of the sixth P.M., Saunders County, Nebraska, commonly known as 1750 County Road J, as filed by Sid Dillon Wahoo Inc. was declared open at 7:02 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Krueger, seconded by Houfek, to close public hearing at 7:02 p.m. Roll call vote: Krueger, yes; Houfek, yes; Vaught, yes; Vculek, yes; Pflugler, yes; Gigstad, yes; Wilcox, yes; and Kleffner, yes. Absent and not voting: DuBois. Motion carried.

Discussion was held regarding the conditional use application. Regulations regarding signs in the Gateway Corridor District and C-2 Highway Commercial District were reviewed. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the conditional use application as presented with the sign being internally lighted, a max height of thirty five feet, and all setback requirements being met for the C-2 zoning district. Roll call vote: Kleffner, yes; Houfek, yes; Vculek, yes; Vaught, yes; Pflugler, yes; Krueger, yes; Wilcox, yes; and Gigstad, yes. Absent and not voting: Dubois. Motion carried.

Discussion was held regarding proposed parking plan for an automotive sales business on property described as lot 15 Wahoo Industries Airpark Addition to Wahoo, commonly known as 3214 Ponderosa street, as presented by Harvest Auto and Machinery. Members reviewed the parking plan and the regulations regarding parking requirements for the C-2 Highway Commercial District. Beavers stated that for automotive sales one space per 500 square feet of gross floor area and one loading stall per establishment is required, therefore with a 4,600 square foot building, one on premise loading stall and ten off-street parking stalls are required with one parking stall meeting ADA van accessible requirements. Beavers also stated that due to the current grade elevations, some excavating may have to be done in the city right of way to accommodate for the approach area adjoining the parking stalls as presented. With a sanitary sewer main being located within the city right of way a minimum of forty two inches coverage over the city sewer main needs to be maintained. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the proposed parking plan as presented with adequate sanitary sewer coverage being maintained. Roll call vote: Kleffner, yes; Houfek, yes; Vculek, yes; Wilcox, yes; Gigstad, yes; Krueger, yes; Pflugler, yes; and Vaught, yes. Absent and not voting: Dubois. Motion Carried.

Beavers reported that Auto Alley is nearing completion, and several houses are still under construction. The house at 1035 W 9th has been demolished and the fire department will be burning down the house at 401 East C Street soon. Several other nuisances are still being worked on to get resolved.

A motion was made by Houfek, seconded by Kleffner, to approve minutes of the November 3, 2016 meeting. Roll call vote: Houfek, yes; Kleffner, yes; Vculek, yes; Gigstad, yes; Krueger, yes; Wilcox, yes; Pflugler, yes; and Vaught, yes. Absent and not voting: Dubois. Motion carried.

Meeting adjourned at 7:23 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator