

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

A motion was made by Krueger, seconded by Kleffner, to take from the table proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 4.12.04 and tables 5.07.06, 5.08.06 and 5.09.06 regarding the maximum height and setback requirements for accessory buildings in the R-1, R-2 and R-3, Residential Districts, as filed by Travis Toline. Amendment was split into two separate actions with the setback requirements being tabled at the November 2nd meeting. Roll call: Krueger, yes; Kleffner, yes; Wilcox, yes; Gigstad, yes; and Pfligler, yes. Absent and not voting: Vaught, DuBois, Houfek and Vculek. Motion carried.

Vculek entered at 7:05 p.m.

Discussion was held on the proposed amendment. Proposed amendment would replace the language in section 4.12.04 with: **Detached garages shall not be located less than 10' from the rear lot line when vehicular entrance door is directly oriented toward the alley.** A motion was made by Gigstad, seconded by Pfligler, to recommend approval of the proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 4.12.04 with proposed language stated above. Roll call: Gigstad, yes; Pfligler, yes; Vculek, yes; Krueger, yes; Kleffner, no; and Wilcox, no. Absent and not voting: Houfek, Vaught and DuBois. Motion carried.

Discussion was held regarding the Final Plat for Timber Ridge Estates. Dan Martinez was present to answer any questions and explain the changes that happened after the preliminary plat recommendation as well as the final drainage report. Members reviewed the information that was provided. A motion was made by Kleffner, seconded by Gigstad, to recommend approval of the Final Plat for Timber Ridge Estates as presented. Roll call: Kleffner, yes; Gigstad, yes; Wilcox, yes; Pfligler, yes; Krueger, yes; and Vculek, yes. Absent and not voting: DuBois, Vaught and Houfek. Motion carried.

No discussion or report on fencing requirements in the I-2 Heavy Industrial District was held due to the lack of legal counsel.

Beavers presented his monthly report. Work continues on several new homes, Bomgaars and the new Wahoo State Bank building. Several new house plans have been dropped off for approval.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the November 2, 2017 meeting as presented. Roll call vote: Kleffner, yes; Pfligler, yes; Vculek, yes; Krueger, yes; Gigstad, yes; and Wilcox, yes. Absent and not voting: Houfek, Vaught, and DuBois. Motion carried.

Meeting adjourned at 7:55 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator