

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 7:01 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: DuBois, Krueger, Gigstad, Pfligler, Vaught, Wilcox and Vculek. Absent: Kleffner and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for conditional use permit to develop a beer garden on property described as the West half of Lot 10 Block 150 County Addition to the City of Wahoo, Saunders County, Nebraska commonly known as 128 W 5th street, as filed by Michael and Lesley Maly, Maly's Landing, was declared open at 7:03 p.m. The Chair called for comments from the public. Lesley Maly explained some of the details regarding the proposed beer garden including some of the items that the fire marshal will require, for example, two clearly marked exits. Maly's understand that their liquor license will have to be changed to reflect the addition of the beer garden. A motion was made by Krueger, seconded by DuBois, to close public hearing at 7:07 p.m. Roll call: Krueger, yes; DuBois, yes; Vaught, yes; Vculek, yes; Pfligler, yes; Gigstad, yes; and Wilcox, yes. Absent and not voting: Kleffner, and Houfek. Motion carried.

Discussion was held on the conditional use application. Beavers stated that the Wahoo Utilities requested that the fence be installed in a manner that allows for direct access to the utility meters. The definition of beer garden under zoning regulations was read. Conditions listed under the beer garden license were reviewed. A motion was made by Krueger, seconded by DuBois, to recommend approval of the application for Conditional Use to develop a beer garden in C-1 Commercial zoning district on property described above, commonly known as 128 W 5th Street, with conditions that a beer garden license from the City of Wahoo be obtained, the liquor license for the establishment be amended to include the premises, and that the Conditional Use be reviewed at least every two years. Roll call: Krueger, yes; DuBois, yes; Vaught, yes; Vculek, yes; Wilcox, yes; Gigstad, yes; and Pfligler, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

Public hearing regarding an application on proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 5.15.03, by addition of the recycling and reloading of small caliber ammunition for commercial use as a conditional use within the I-1 Light Industrial zoning district, as filed by Robert Burkley, was declared open at 7:18 p.m. The Chair called for comments from the public. Robert Burkley spoke in favor of the amendment and stated that the reloading of ammunition fits within the I-1 Light Industrial zoning regulations since there are a number of allowed uses that are closely related to that type of business. Chad Ueding, project manager for American Marksman LLC., also spoke in favor of the amendment. Ueding gave a brief explanation of the reloading process that American Marksman performs. Ueding stated that the amount of ammunition open at any time would be in the thousands not tens of thousands, during the dismantling process the primer is not removed, and no weapons or cell phones are allowed on the premises. Ueding also stated that a permit from the State Patrol must be obtained in order to operate an ammunition reloading business. Stuart Krejci questioned when the zoning regulations were last updated and stated that there is a need to keep up with the times. A motion was made by Gigstad, seconded by Vaught, to close public hearing at 7:36 p.m. Roll call: Gigstad, yes; Vaught, yes; Wilcox, yes; Krueger, yes; Pfligler, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

Discussion was held on the proposed amendment to Ordinance 1886. A motion was made by Krueger, seconded by Gigstad, to recommend approval of the proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 5.15.03, by addition of the recycling and reloading of small caliber ammunition for commercial use as a conditional use within the I-1 Light Industrial zoning district subject to the following conditions: A. Ammunition will not exceed .50 caliber; B. Smokeless powder storage will not exceed 400 lbs.; and C. All storage shall be within enclosed buildings. Roll call: Krueger, yes; Gigstad, yes; Pfligler, yes; Vculek, yes; DuBois, yes; Vaught, yes; and Wilcox, yes. Absent and not voting: Kleffner and Houfek. Motion carried.

Public hearing regarding an application for Conditional Use Permit for the recycling and reloading of small caliber ammunition for commercial use in a I-1 Light Industrial zoning district on property described as THAT PART OF THE SW ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, commonly known as 1600 N Chestnut, as filed by Robert Burkley, was declared open at 7:49 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by DuBois, seconded by Vaught, to close public hearing at 7:50 p.m. Roll call: DuBois, yes; Vaught, yes; Gigstad, yes; Wilcox, yes; Krueger, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

Discussion was held on the conditional use application. A motion was made by Krueger, seconded by Pfligler, to recommend approval of the application for Conditional Use Permit for the recycling and reloading of small caliber ammunition for commercial use within the I-1 Light Industrial zoning district on property described above, with conditions that a permit from the State Patrol be obtained, the operation is in compliance with the State Fire Marshal, the Conditional Use shall be reviewed after one year and approval shall be contingent upon the approval of the amendment to allow the recycling and reloading of ammunition as a conditional use within the I-1 Light Industrial zoning district. Roll call: Krueger, yes; Pfligler, yes; Gigstad, yes; Wilcox, yes; Vaught, yes; DuBois, yes and Vculek, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

A motion was made by Krueger, seconded by Vaught, to bring action from the table, to recommend/not recommend approval of the Comprehensive Development Plan 2017 of the City of Wahoo. Roll call: Krueger, yes; Vaught, yes; DuBois, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; and Gigstad, yes. Absent and not voting: Kleffner, and Houfek. Motion carried.

Discussion was held regarding the Comprehensive Plan. A motion was made by DuBois, seconded by Vculek, to table the agenda item until the next Planning Commission meeting so that a consultant from JEO Consulting Group could be present to answer questions. Roll call: DuBois, yes; Vculek, yes; Pfligler, yes; Krueger, yes; Gigstad, yes; Wilcox, yes; and Vaught, yes. Absent and not voting: Houfek and Kleffner. Motion carried.

Kevin Hittle and Travis Toline were present to address the commission with concerns regarding accessory structures and the max allowed height for those structures. Toline stated that he believes that the architecture of the existing primary structure should help in determining the max allowed height of accessory structures in order to match the characteristics of the neighborhood. Toline asked the Planning Commission if they would consider an amendment to the zoning regulations to allow for taller accessory structures and what type of language would be acceptable for that amendment. Members agreed that they would be willing to review a proposed amendment. Beavers stated that an application is available and a fee is required for a proposed amendment to Ordinance 1886.

Discussion was held regarding the proposed landscaping plan for the new Bomgaars store located on property described as Lot 1, Airpark-Bomgaars Addition, City of Wahoo, Saunders County, Nebraska, commonly known as 1310 E 34th street. Members reviewed the plans that were submitted. A motion was made by Gigstad, seconded by Vaught, to recommend the approval of the proposed landscaping plan as submitted. Roll call: Gigstad, yes; Vaught, yes, Wilcox, yes; Vculek, yes; DuBois, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Kleffner and Houfek. Motion carried.

Beavers presented his monthly report. Several nuisances are still being addressed.

A motion was made by Pfligler, seconded by Vaught, to approve minutes of the August 3, 2017 meeting. Roll call vote: Pfligler, yes; Vaught, yes; Krueger, yes; Gigstad, yes; Wilcox, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Kleffner and Houfek. Motion carried.

Meeting adjourned at 9:01 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator