

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: Krueger, Pfligler, Kleffner, Vaught, Wilcox, Vculek and Gigstad. Absent: Houfek, and DuBois. Travis Beavers, Building Inspector/Zoning Administrator and Jovan Lausterer, City Attorney, were also present.

Public hearing regarding proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 5.15 and Section 5.16 regarding fencing requirements within the I-1 Light Industrial and I-2 Heavy Industrial Zoning District was declared open at 7:02 p.m. The Chair called for comments from the public. Harry Falke was present and questioned the reason for the amendment. Jovan Lausterer explained that Mr. Falke had expressed concerns with the enforcement of zoning regulations regarding the storage of items outdoors and the removal of security fencing from property better described as 710 W 3rd street. In review of the zoning regulations, it was determined that the City has three options: 1) Keep the requirement as written and enforce the fencing requirement on I-1 and I-2 zoned areas that have outdoor storage without being able to enforce the type of fencing as none is specifically prescribed under the regulations; 2) amend the regulations to include specifications regarding the type of fence to be installed; or 3) remove the requirement that all outdoor storage shall be within a fenced area. The question was raised as to the likely reason or intent of the regulation as currently drafted. Lausterer explained that it is likely intended to serve as a deterrent for trespassers who view outdoor storage as an attractive nuisance. Falke stated that the requirement should include specifications regarding the type of fence required and it should be a six foot high chain link fence with barbed wire on top. A motion was made by Kleffner, seconded by Krueger, to close public hearing at 7:25 p.m. Roll call: Kleffner, yes; Krueger, yes; Wilcox, yes; Vaught, yes; Vculek, yes; Pfligler, yes; and Gigstad, yes. Absent and not voting: DuBois, and Houfek. Motion carried.

Discussion was held regarding the three options raised by Lausterer, the language of the proposed amendment, and the pros and cons of the amendment. A motion was made by Kleffner, seconded by Vaught, to recommend proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 5.15.07 and 5.16.07, by removal of 3. **All outdoor storage shall be within a fenced area away from public access.** Roll call: Kleffner, yes; Vaught, yes; Krueger, yes; Wilcox, no; Gigstad, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: DuBois, and Houfek. Motion carried.

Discussion was held regarding the zoning along Chestnut Street. Members discussed the continuation of the Chestnut Corridor District (overlay district) from 12th Street to B Street and the possibility of changing the current C-1 zoning to a zoning with setback and landscaping requirements. Design standards for the overlay district were also discussed.

Beavers presented his monthly report. 1 new cabin and 17 new home permits were issued for 2017. Casey's General Store is looking at building a new convenient store at a new location. Work still continues on the new Bomgaars store as well as footings for the Wahoo State Bank building.

A motion was made by Kleffner, seconded by Krueger, to approve minutes of the December 7, 2017 meeting as presented. Roll call vote: Kleffner, yes; Krueger, yes; Pfligler, yes; Vculek, yes; Krueger, yes; Gigstad, yes; Vaught, yes; and Wilcox, yes. Absent and not voting: Houfek, and DuBois. Motion carried.

Meeting adjourned at 8:17 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator