

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 Vice Chair Josh Krueger at 7:03 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: Kleffner, Vculek, Vaught, Pfligler, Gigstad and Krueger. Absent: Houfek, DuBois and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing regarding proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, regarding Adult Establishments and related definitions was declared open at 7:04 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Kleffner, seconded by Gigstad, to close public hearing at 7:04 p.m. Roll call: Kleffner, yes; Gigstad, yes; Vaught, yes; Vculek, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Houfek, DuBois, and Wilcox. Motion carried.

Discussion was held on the proposed amendment to Ordinance 1886. Proposed amendment would allow adult establishments as a conditional use in the I-1 Light Industrial District and as a permitted use in the I-2 Heavy Industrial District with definitions and regulations being spelled out in section 7.26 of Ordinance 1886. Members questioned if there are areas available for Adult Establishments and it was verified by city staff that areas are available per city engineer. A motion was made by Kleffner, seconded by Vaught, to recommend proposed amendment as presented with Bennington being changed to Wahoo. Roll call: Kleffner, yes; Vaught, yes; Pfligler, yes; Vculek, yes; Krueger, yes; and Gigstad, yes. Absent and not voting: Wilcox, Dubois, and Houfek. Motion carried.

Discussion was held regarding proposed parking lot for a restaurant located at 450 N Chestnut. Beavers stated that the building is divided into several businesses and the owner wants to remodel one of the areas to accommodate for a restaurant. Members reviewed the floor plan and parking regulations that were provided. A motion was made by Kleffner, seconded by Gigstad, to not recommend proposed parking plan based on the need to evaluate the whole building for parking and the need for a building permit to be submitted with the plans prior to parking approval. Roll call: Kleffner, yes; Gigstad, yes; Krueger, abstain; Pfligler, yes; Vculek, yes; and Vaught, yes. Absent and not voting: Wilcox, DuBois, and Houfek. Motion carried.

Discussion was held on request for proposal regarding design standards. Members agreed on items that need to be added and would like the final draft available for approval at the July meeting.

Beavers presented his monthly report. Two new home permits were issued for June. Several nuisances have been reported.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the May 3, 2018 meeting as presented. Roll call vote: Kleffner, yes; Pfligler, yes; Vaught, yes; Krueger, yes; Vculek, yes; and Gigstad, yes. Absent and not voting: Houfek, DuBois, and Wilcox. Motion carried.

Meeting adjourned at 8:18 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator