

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 7:02 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: Vculek, Gigstad, Vaught, DuBois, Houfek and Krueger. Absent: Kleffner, Wilcox, and Pfligler. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for Conditional Use Permit to provide off street parking at a location other than where the principal use is conducted in order to meet parking requirements on property described as lot 4, Block 36, South Wahoo Addition, as filed by Fubar LLC was declared open at 7:03 p.m. The Chair called for comments from the public. Joseph and Aaron Grenfell were present to answer questions regarding the application. Grenfell stated that they would like to utilize lot 4, which is located across the alley from the proposed restaurant, in order to meet the required parking. The parking lot will be hard surfaced and would mainly be utilized as employee parking. A motion was made by Houfek, seconded by Gigstad, to close public hearing at 7:07 p.m. Roll call: Houfek, yes; Gigstad, yes; Vaught, yes; Krueger, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Pfligler, Kleffner, and Wilcox. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the information provided. Beavers stated that the proposed parking lot needs to be 1 foot wider in order to meet the requirements for 60 degree angle parking and one way traffic. Department of Roads has given approval regarding the access point on 1st street. A motion was made by Houfek, seconded by Gigstad, to recommend approval of the conditional use application to provide off street parking on property described above with all driving lanes and stalls meeting the minimum size requirements. Roll call: Houfek, yes; Gigstad, yes; Krueger, yes; Vculek, yes; DuBois, yes; and Vaught, yes. Absent and not voting: Pfligler, Wilcox, and Kleffner. Motion carried.

Discussion was held regarding the approval of the final plat of Grenfell Subdivision, a replat of lots 9, 10, 11, and 12, Block 36, South Wahoo, Saunders County, Nebraska. Members reviewed the information provided. Beavers explained that the replat is necessary to recognize the lots as one parcel in order to approve the building permit for setbacks and parking requirements. A motion was made by Houfek, seconded by Vaught, to recommend approval of the final plat of Grenfell Subdivision as presented. Roll call: Houfek, yes; Vaught, yes; DuBois, yes; Vculek, yes; Gigstad, yes; and Krueger, yes. Absent and not voting: Pfligler, Kleffner, and Wilcox. Motion carried.

Discussion was held regarding proposed parking plan for a new Runza restaurant located on property described as Lot 1, Grenfell Subdivision, a replat of lots 9, 10, 11, and 12, Block 36, South Wahoo, Saunders County, Nebraska. Members reviewed the information provided. The number of required stalls as well as drainage of the area was discussed. Beavers stated that restaurants with a drive-thru are required 1 space per 150 square feet of gross floor area, 1 loading space, and a minimum stacking space for 4 vehicles in addition to the vehicle being served. The location of the proposed trash enclosure was also discussed. The parking plan meets the number of required stalls as well as the required number of accessible spaces but does not indicate a loading space. A motion was made by Houfek, seconded by Gigstad, to recommend approval of proposed parking plan with the trash enclosure being moved from the Southwest corner of the property to the Northwest corner and 1 loading stall being added to meet the requirements. Roll call: Houfek, yes; Gigstad, yes; Krueger, yes; Vaught, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Wilcox, Pfligler, and Kleffner. Motion carried.

Discussion was held regarding the final design plan for the new Runza building. Members reviewed the plans provided. A motion was made by Vaught, seconded by Houfek, to recommend approval of the building design, provided that a landscaping design plan is presented to the City Council that meets our requirements. Roll call: Vaught, yes; Houfek, yes; DuBois, yes; Vculek, yes; Gigstad, yes; and Krueger, yes. Absent and not voting: Wilcox, Pfligler, and Kleffner. Motion carried.

Discussion was held regarding the zoning along Chestnut. Members discussed if the C-1 Downtown Commercial zoning that is along Chestnut Street is the correct zoning for the area since C-1 has zero setbacks. The permitted and conditional uses for C-1 were also discussed. Beavers stated that the zoning and appearance along the Chestnut corridor are being discussed and hopefully addressed within the design standards that are currently being worked on with possible adoption at the end of April. Discussion will continue once a draft of the design guidelines has been presented.

Beavers presented his monthly report. Work continues on the new office building for JEO. Plans have been finalized and a building permit has been issued for the new Casey's building. Work continues on several new homes.

NPZA Conference will be held March 6-8, 2019, at the Younes Conference Center, Kearney NE.

A motion was made by Houfek, seconded by Gigstad, to approve minutes of the January 3, 2019 meeting as presented. Roll call vote: Houfek, yes; Gigstad, yes; Krueger, yes; DuBois, yes; Vaught, yes, and Vculek, yes. Absent and not voting: Kleffner, Pfligler and Wilcox. Motion carried.

Meeting adjourned at 8:16 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator