

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 Michael Kleffner 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: Kleffner, Woita, Brooks, Pfligler, Wilcox, and Rapp. Absent: Gigstad, Vculek, and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

The public hearing on an application for subdivision known as Center Pointe Estates, a subdivision of that part of the North half of the Northwest quarter of Section 33, Township 15 North, Range 7 East of the Sixth Principle Meridian, Saunders County, Nebraska, as filed by Roger and Glenda Harders, was declared open by Chair Kleffner at 7:03 p.m. Kleffner pointed out that a full packet was not provided as it doesn't include the Drainage study and the City Engineer hasn't reviewed the packet yet. Kleffner called for comments from proponents, Glenda and Roger Harders were in attendance. A motion was made by Rapp, seconded by Wilcox to close the public hearing at 7:04 p.m. Roll call vote: Rapp, yes; Wilcox, yes; Woita, yes; Kleffner, yes; Philger, yes; and Brooks, yes. Absent and not voting: Gigstad, Vculek, and Houfek. Motion carried.

Vculek walked in at 7:05 p.m.

It was discussed that the Right of Way on County Road M needs to be on the plat. The packet included four driveway approval permits that were granted by the county. It was mentioned that the proposed name of the road was not included. Beavers stated that he showed the plat to Saunders County Zoning and that lots 4 & 5 have their own driveway. Roger stated that these are already existing. Perk tests have not been done at the time. It was stated that County Road M must meet Road standards for Artilary Streets, and that an adjustment to the lot lines must be done to provide a Right of Way. Roger stated that he would like to have to Right of Way meet county standards at 66 ft. The subdivision isn't annexed into Wahoo at this time but concerns still were stated that future land use must be thought about and if it is annexed later there may be non-conforming structures. Also, if County standards of Right of Way are accepted, the infrastructure must be thought about and to make sure that the Right of Way is enough. Roger stated that the 100 ft Right of Way is for a 4-lane road, he believes that area will never have a 4 lane. A traffic study may need to be done as this may cause the traffic level to be elevated. Kleffner stated that he doesn't see a problem with the 66 ft Right of Way, but it will need to be on the plat and the values will need to be updated on the plat for the drainage study. Roger stated that on the plat the survey is done to the middle of the road. Kleffner asked for the plat to dictate the Right of Way. Wilcox pointed out that the setbacks are 50 feet. The plat needs to be updated with the 33 ft Right of Way, Lot 7 driveway needs to be shown, the road needs to be dedicated, Lot 1 & 2 needs to show shared driveway, and the easement needs to be shown. A motion was made by Wilcox, seconded by Rapp to table the application for the subdivision known as Center Pointe Estates until an updated plat is available and the City Engineer has time to look it over. Roll call vote: Wilcox, yes; Rapp, yes; Brooks, yes; Kleffner, yes; Philger, yes; Woita, yes; and Vculek, yes. Absent and voting: Gigstad, and Houfek. Motion carried.

Members discussed the zoning in the transportation corridor. Beavers stated that C3 zoning may not work with the rezoning. There are structures that are over the property line that would make them non-conforming. The hotel is not a permitted use in C3, in C2 zoning it is allowed. It was stated that C3 could be changed to allow for the hotel. The houses in the corridor are non-conforming in both zonings. It was recommended that the staff get a better diagram of the existing properties and take to General Committee for a recommendation. Woita pointed out that the next phase would be to look at the NRC zoning along the corridor.

Beavers discussed that houses are still going and that there are 19 permitted for the year, with 2 mobile homes and plans for another in his office. Casey's is wanting to renew their building permit, so plans are still moving forward. Nuisances are still being worked on. The Airpark building's contractor is still working with Travis. Westward properties are still in discussion.

A correction was suggested for the December 5, 2019 meeting minutes to show that Brooks had a conflict with the discussion on the building approval at the address commonly known at 108 E 4th . She removed herself from the discussion and abstained from voting. A motion was made by Pfligler, seconded by Woita, to approve minutes of the December 5, 2019 meeting with the correction. Roll call vote: Pfligler, yes; Woita, yes; Wilcox, yes; Brooks, yes; Vculek, yes; Rapple, yes; and Kleffer yes. Absent and not voting: Gigstad, and Houfek. Motion carried.

Meeting adjourned at 8:28 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator