

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

Public hearing on proposed amendment to the Official Zoning Map to the City of Wahoo to include additional watersheds for the FRD Floodwater Retarding Dam Breach Overlay District, as filed by Lower Platte North NRD was declared open at 7:04 p.m. The Chair called for comments from the public. Jeff Ray with JEO was in attendance. Ray stated that this would be next to the existing water shed that already exists on the map, this would include the Dry Run Tributary. He stated that this will not affect any structures as there is no structures in the additional watershed area.

Pfligler entered the meeting at 7:10 p.m.

A motion was made by Vculek, seconded by Cerveny, to close the open hearing at 7:11 p.m. Roll call vote: Vculek, yes; Cerveny, yes; Kleffner, yes; Brooks, yes; and Gigstad, yes. Absent: Wilcox, Woita, and Houfek. Motion carried.

Discussion was had that the language used is already adopted. It was mentioned that this will not change the flood plain or the floodway. A motion was made by Vculek, seconded by Brooks, to amend the Official Zoning Map to the City of Wahoo to include additional watersheds for the FRD Floodwater Retarding Dam Breach Overlay District, as filed by Lower Platte North NRD. Roll call: Vculek, yes; Brooks, yes; Kleffner, yes; Cerveny, yes; Pfligler, abstained from voting due to not being in discussion; and Gigstad, yes. Absent and not voting: Wilcox, Woita, and Houfek. Motion carried.

Members looked at and discussed the new information for the preliminary plat 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 Principal Meridian, Saunders County Nebraska, as filed by Roger and Glenda Harders. Roger and Glenda Harders, as well as Dwight Hanson was in attendance for the discussion. Hanson verified that the member received all information. Members pointed out that in the Subdivision Ordinance Section 4.27 discussing the Minimum Street Standards it states that "All section line roads will be designated as arterial streets". In Section 4.08 discussing Frontage Roads/Marginal Access Streets, Alleys, and Driveways in the same Subdivision Ordinance it states "Marginal access streets may be required by the City for subdivisions fronting on an arterial street. If lots back up to the arterial street and such lots have access other than the arterial street frontage a marginal access street may not be required". Pat Byrd, Traffic Senior Project Manager JEO Consulting Group, had sent an email that stated in Comment 3, "If the City/County is comfortable with the engineer's assertion that County Road M will never be more than a minor collector, then the driveway spacing would be ok. If not, arterial standards should be applied." Members stated that since the Subdivision Ordinance states that County Road M will be an arterial street, their previous decision to not recommend the approval of the plat stands and no action is needed from the Planning Commission.

Members discussed the proposed parking plan for Happy Hearts Daycare on lots 1 & 2 Block 87 & South 40' of vacated alley and lots 2 & 3 Block 70 & North 40' of vacated alley County Addition to Wahoo. Kevin & Sandra Stark with KSS Investments bought the old line crew building and are updating it to add

onto the daycare. They are wishing to put in a new parking lot in front of the buildings. It is early in the design process for the discussion of the parking lot, but it was brought in front of the Planning Commission in case there were any issues that they noticed. Beavers has not measured or counted the number of stalls at this time. Members asked if the driveway could be one way and have angled parking. Members also brought up drainage issues that may need to be looked at as it slants towards the walking path.

Beavers reported there is progress being made on the Westward properties. Grading has been done at the GSB building at Airpark. Larry Cuda also inquired about the property he owns next to the elementary school, about best way to streamline the process of moving forward with a subdivision. Beavers also mentioned that work still needs to be done on parking downtown, may need to change the wording of the ordinance.

A motion was made by Gigstad, seconded by Cervený, to approve minutes of the September 9, 2020 meeting. Roll call vote: Gigstad, yes; Cervený, yes; Kleffner, yes; Brooks, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Wilcox, Woita, and Houfek. Motion carried.

Members stated that the wording may need to be changed for the Subdivision Ordinance Section 4.08. Members indicated they would like to change the word “may” to change to “will”. New wording would say:

Marginal access streets will be required by the City for subdivisions fronting on arterial streets.

Meeting adjourned at 7:57 p.m.

Approved:

Administrator

Travis Beavers  
Building Inspector/Zoning