

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 Glenn Wilcox at 7:00 p.m. and opened with the Pledge of Allegiance. The Vice-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: Woita, Cerveny, Houfek, Brooks, Pfligler, and Wilcox. Absent: Kleffner, Vculek, and Gigstad. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on proposed amendment to the redevelopment plan of the City of Wahoo, which amendment shall include a specific redevelopment project described as follows: Lot 2, Colony Subdivision, a Replat of Lot 8, Kennedy College Subdivision of the City of Wahoo, Saunders County, Nebraska, commonly known as 669 West 15th (Saunders County Parcel ID 006680506) was declared open at 7:01 p.m. Wilcox called for comments from the public. Eric Hancock was in attendance. Hancock stated that this is Phase II of Colony Condos. He stated that there would be six 3-plex units targeting seniors. They would like to start construction in the Spring of 2021. The condos would be a mixture of leased and sold. There would be an entrance point on 15th street onto the existing access road. Hancock stated that this would be roughly 40% cheaper than the villas at South Haven. This step is part of the TIF approval process.

Vculek walked in 7:04 p.m.

A motion was made by Houfek, seconded by Pfligler, to close the open hearing at 7:05 p.m. Roll call vote: Houfek, yes; Pfligler, yes; Wilcox, yes; Woita, yes; Cerveny, yes; Brooks, yes; and Vculek, yes. Absent: Kleffner, and Gigstad. Motion carried.

Discussion was had that this is needed for the TIF financing. Pfligler asked about the end date of the project, the information submitted refers to two different end dates. There were also questions about the site acquisition amount, but says that the LLC already owns the property. Hancock stated that he owns the property and that the LLC will purchase it from him. Members also discussed the changes in TIF going from 15 to 20 years and if that will change this. A motion was made by Houfek, seconded by Cerveny, to recommend the adoption of an amendment to the Redevelopment Plan of the City of Wahoo for the Colony Condos Phase II Redevelopment Project with clarification on the completion date, ownership of the property and TIF timeline. Roll call: Houfek, yes; Cerveny, yes; Wilcox, yes; Woita, yes; Brooks, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Kleffner, and Gigstad. Motion carried.

Members looked at and discussed the granting of waivers regarding fencing around proposed dog park on city property located on the corner of 15th and Hackberry described as the balance of part of NW 4-14-7. Members discussed that there would be a 6ft high chain link fence around the dog park on the property line, the dogs may rotate between the small dog area and the area for large dogs. Setbacks on the property are 37 feet from the middle of the road on the East side and 40 feet from the middle of the road on 15th Street. Beavers stated that waivers can be recommended in unique circumstances if it is not detrimental to adjacent property owners. Members stated that since it is an open chain link fence it may not affect the sight triangle. A motion was made by Houfek to not recommend the granting of the waivers, no second was offered, motion died. Members stated that the fence could be pushed back to meet setback requirements. Members also discussed how close the fence would be to the safe routes to school trail. A motion was made by Cerveny, seconded by Houfek that they would like the discussion tabled until they get clarification on site triangle and that it will not be effected, and if they meet setback requirements can the area still be used for the dog park, also will this affect the Safe Routes To School Trail. Roll call:

Cervený, yes; Houfek, yes; Wilcox, yes; Woita, yes; Brooks, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Kleffner, and Gigstad. Motion carried.

Beavers reported there were three new homes in October and could be a couple more this year. He issued his first Occupancy Certificate on Westward properties. Beavers stated that GSB Properties is moving along and pouring concrete. Otte Oil is moving to Air Park. Beavers stated that he received a Variance Request to encroach on the rear setbacks of a property, request was denied and a applicant is pursuing other options. Also, Beavers is working on a follow-up with the downtown parking that Mayor, Jerry Johnson has suggested.

A motion was made by Pfligler, seconded by Woita, to approve minutes of the October 1, 2020 meeting. Roll call vote: Pfligler, yes; Woita, yes; Wilcox, yes; Cervený, yes; Houfek, yes; Brooks, yes; and Vculek, yes. Absent and not voting: Gigstad, and Kleffner. Motion carried.

Meeting adjourned at 7:55 p.m.

Approved:
Administrator

Travis Beavers
Building Inspector/Zoning