

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

A motion was made by Wilcox, seconded by Gigstad, to take from the table, the 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 Meridan, Saunders County, Nebraska, as filed by Roger and Glenda Harders at 7:02 p.m. The item was tabled on January 2, 2020. Roll call vote: Wilcox, yes; Gigstad, yes; Brooks, yes; Pflilger, yes; Woita, yes; and Rappl, yes. Absent and not voting: Kleffner, Vculek, and Houfek. Motion carried.

Vculek walked in at 7:03 p.m.

It was discussed that the reason that the application was tabled previously was due to an incomplete application and inadequate review time. The City Engineer recommended that a study/analysis be performed to assess site access, driveway location, and spacing for the proposed lots be completed. The current driveways were approved by the county as farm access and not residential dwellings. Roger stated that he is working with JEO to get a traffic study done. Beavers stated that the options that the Planning Commission has at this point would be to retable the matter as an incomplete application and wait for the traffic study and a new plat indicating street right of way separate from the lot dimensions or not recommend approval based on an incomplete application and send it on to the City Council. Street Right of Way was discussed as well as the lot size required for onsite wastewater treatment. The minimum lot size for Large Lot Residential is 3 acres. Roger stated that if the lots are not platted to the center of the road, like the county does, then he will be losing 2 of the potential lots. Rogers also stated that if lots 6 and 7 are not able to be platted as originally proposed they would be worth more to him as Transitional Ag and that he could put more buildings on the lots, but the City would be missing out on the revenue from them. He handed out plats with the five buildable lots on them. It was mentioned that if he wants to use the new plat with the five lots it would need to go back to the City Engineer for review. A motion was made by Wilcox to table the discussion until a traffic study was done at 7:45. Seconded by Pfligler. Roll call vote: Wilcox, yes; Pfligler, yes; Brooks, yes; Woita, yes; Vculek, yes; Gigstad, yes; and Rappl, yes. Absent and not voting: Kleffner, and Houfek. Motion carried.

Members discussed the zoning in the transportation corridor. Members looked at NRC and C3 regulations. Beavers stated that C3 zoning could be amended to fit what the members want to see in C3 districts.

Wilcox left at 8:08 p.m.

It was discussed that members would like to see the C3 regulations change and would like to see an amendment at the next meeting. Possibly the meeting after that they will have a double public hearing for the changing of the C3 regulations and the rezoning along Chestnut. Staff will work on the drafting of the C3 zoning amendments.

Beavers repoted that he received new plans for Casey's, they changed the style of the building and the old permit expired. The new building will now be subject to the newly adapted design standards. Plans for 6 triplex's on property known as Colony Subdivision has been submitted. A new building at Air Park is in the works. Plans have been submitted for housing on property known as Westward Subdivision with a planned start date sometime in April. Westward Subdivision consists of 12 lots which will be built on all at once.

Beavers will be attending the NPZA conference in Kearney March 4-6th. Bobbi Pettit, Kevin Hittle and Beavers will be doing a presentation at the NPZA conference regarding the City of Wahoo newly adopted design guidelines on March 6<sup>th</sup>.

A motion was made by Woita, seconded by Pflilger, to approve minutes of the January 2, 2020 meeting. Roll call vote: Woita, yes; Pfligler, yes; Rappl, yes; Brooks, yes; Vculek, yes; and Gigstad, yes. Absent and not voting: Kleffner, Wilcox, and Houfek. Motion carried.

Meeting adjourned at 8:25 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator