

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 7:00 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: Cerveny, Gabel, Reece, Woita, Brooks, and Kleffner. Melissa Harrell, City Administrator, was also present.

Tracy Pfligler entered the meeting at 7:01 p.m.

Discussion was held regarding the proposed rezoning on Chestnut Street. Members discussed the City Council's decision to not approve the rezoning of property from 15th Street to 3rd Street between Chestnut Street and Maple Street from C-1 Downtown Commercial to C-3 General Commercial on the East Side of Chestnut Street and NRC neighborhood Residential Commercial at addresses 216 W 3rd St, 210 W 3rd St, 233 W 4th St, 225 W 4th St and 211 W 4th St. Members discussed that the City Council will be discussing the rezone of the southern part of the project from 3rd Street to 7th Street. It was discussed that the Planning Commission didn't need to take action at this time.

Discussion regarding zoning of properties inside the Highway 77/92 Expressway was held. The property outside of the North Highlands subdivision is zoned as C-3 General Commercial currently. Members discussed that Residential Zoning may be better suited in that location. Members discussed that Commercial Zoning would not be ideal on Expressway as it would then require a frontage road.

Harrell stated that Casey's would be open at the new location around the 11th of November. Work will begin on replacing a culvert under J Road near Thanksgiving. This project will not close Chestnut St, but J Road will be closed for the project.

A motion was made by Gabel, seconded by Cerveny, to approve the minutes of the October 7, 2021, meeting minutes as presented. Roll call vote with verification: Gabel, yes; Cerveny, yes; Reece, yes; Woita, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Wilcox.

Meeting adjourned at 8:21 p.m.

Approved:

Melissa Harrell
City Administrator