

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 7:13 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: Gigstad, Brooks, Houfek, and Pfligler. Absent: Rappl, Woita, Wilcox, and Vculek. Travis Beavers, Zoning Administrator, was also present.

A motion was made by Houfek, seconded by Gigstad, to approve the minutes of the November meeting as presented. Roll call vote: Houfek, yes; Gigstad, yes; Kleffner, yes; Brooks, yes; and Pfligler, yes. Absent and voting: Rappl, Woita, Wilcox, and Vculek. Motion carried.

Woita walked in at 7:15p.m.

Beavers discussed that houses are still going and that there are over 20 permitted for the year, 2 new ones permitted already in December. He stated that plans are moving forward with the Westward properties but will wait until 2020. Casey's will be waiting to move forward until Spring. JEO is moving in and almost ready for occupancy. The Airpark building is resubmitting plans, as the first plans didn't meet the scoring needs. The calculator is working well. The layout has been submitted for the dog park.

Members discussed the action to recommend/not recommend approval of more than one principle building of a single permitted use on property described as the South 50' of lots 7&8 Block 154 County Addition Wahoo, commonly known as 108 E 4th. Brooks removed herself from this discussion stating that there was a conflict of interest. It was stated that this property is listed as a commercial property on the assessor's site and that's its current use is an apartment. C-1 zoning does permit for apartments just not on the first floor. The request is not to have an accessory building but to have a building to go along with the first buildings permitted use. It was questioned as what the primary structure is used for at this time, and if this is a zoning violation can we permit for a second building for the same permitted use. A motion was made by Houfek, seconded by Pfligler to not recommend the approval of more than one building of a single permitted use on property commonly known as 108 E 4th. Roll call vote: Houfek, yes; Pfligler, yes; Brooks, abstain; Gigstad, no; Kleffner, yes and Woita, no. Absent and voting: Rappl, Woita, Wilcox, and Vculek. Motion carried.

Members discussed the zoning in the transportation corridor. It was discussed that they would like to see the C1 in that corridor change to something else as C1 allows lot line to lot line construction which is intended for the downtown district and there is no available on-street parking allowed on Chestnut. It was stated that converting to C3 zoning would allow for businesses to operate as conditional uses in the properties that are already standing. It was discussed that if anything should happen to the building it will have to conform to the zoning requirements. Parking will be required if a new building would go in. C3 zoning doesn't allow lot line to lot line construction. Members discussed that it made sense to leave the lot that has the chiropractor's office to be NRC and the rest of the strip to be changed to C3 zoning. Beavers pointed out that the businesses already in the building will all still be able to stay they will just have non-conforming structures. Houfek asked that the office workers draw out map with the C3 zoning to verify on issues arise and then will take the next steps.

Meeting adjourned at 8:18 p.m.

Approved:

Travis Beavers
Zoning Administrator