

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, Vculek, Cerveny, Brooks, and Pfligler. Absent: Kleffner, Houfek and Gigstad. Melissa Harrell, City Administrator, was also present.

Wilcox indicated the Commission needed to select a new chair and vice chair. Wilcox was nominated by Pfligler to be the Chair, which nomination was declined. Harrell indicated Kleffner had expressed interest in being the Chair. Woita nominated Kleffner as Chair and Wilcox as Vice Chair. A motion was made by Woita, seconded by Pfligler to approve the slate of nominations and cast a unanimous vote. Roll call vote: Woita, yes; Pfligler, yes; Cerveny, yes; Brooks, yes; Vculek, yes; and Wilcox, yes. Houfek, Kleffner, and Gigstad, absent and not voting. Motion carried.

Gigstad entered the meeting at 7:04 p.m.

A motion was made by Pfligler to bring discussion and action to recommend/not recommend the granting of waivers regarding fencing around proposed dog park on city property located on the corner of 15<sup>th</sup> & Hackberry, second by Cerveny. Roll call vote: Pfligler, yes; Cerveny, yes; Woita, yes; Vculek, yes; Gigstad, yes; Brooks, yes; and Wilcox, yes. Houfek and Kleffner, absent and not voting. Motion carried.

Dave Henke and Kevin Stuhr were present to answer questions regarding the proposed dog park. Henke explained and presented a diagram showing the site triangle for the intersection of 15<sup>th</sup> & Hackberry would not be impacted by allowing a fence to be placed closer to the property line than allowed. In addition, he explained the planned Safe Routes To School Project is to be constructed on the east side of Hackberry Street, so it is not anticipated there will be a sidewalk on the west side of Hackberry. Pfligler stated she agreed the 6' tall fence was needed for the safety of the public but was concerned with waiving from our Zoning Regulations. Discussion was held about the appearance and maintenance of the proposed dog park - including potential landscaping, maintenance of the fence, installation of sprinklers, trash removal and site cleanup. Stuhr explained landscaping is being discussed including trees to provide shade in several areas, that sprinklers are designed and will be installed, and that the fencing would be black coated chain link fence similar to what is around the Wahoo Aquatics Center. He stated this would be a city-owned and city-maintained park and assured members current city standards for park maintenance and operation would be followed here as well.

A motion was made by Woita to recommend to the City Council to grant the waiver of City Zoning regulations allowing fence taller than 4' to be installed in the front and side yard setback areas of this property. Included in Woita's motion was a statement of the following findings: 1) the Safe Routes To School project is located on the east side of Hackberry and installation of sidewalk along the west side of Hackberry is not anticipated; 2) allowing the fence to be closer to property lines will not impact the site triangle for traffic at 15<sup>th</sup> & Hackberry; 3) a 6' tall fence is needed for the safety and protection of the public; and 4) it is in the best interests of the community to have a dog park facility available for use. Motion was seconded by Vculek. Roll call vote: Woita, yes; Vculek, yes; Cerveny, yes; Gigstad, yes; Brooks, yes; Pfligler, yes; and Wilcox, yes. Houfek and Kleffner, absent and not voting. Motion carried.

Discussion was held on recent requests to allow overnight parking in the downtown parking stalls for occupants of apartment units above store fronts. Commission members generally expressed interest in

supporting the property owners of the downtown apartment units located above store fronts, but also expressed concern about the occupants of those units taking up downtown parking stalls during the business day. Harrell explained that currently property owners of the units are required to provide off-street parking for their tenants. With additional units being developed downtown, there has been a request for an alternative to this. Discussion was held on simply allowing occupants to park overnight in front of their building. Harrell stated that one of the things the City gets compliments on in the downtown area is the snow removal, which is typically done very early in the morning, and with the current parking situation there is no issue with vehicles being in the way on the street. If parking in front of the building were allowed, it may create a conflict. Harrell indicated it had been suggested Maple Street between 5<sup>th</sup> & 6<sup>th</sup> be designated as an area where apartment occupants could park overnight, by using a permitting/tagging system. It was suggested a spot on the east side of downtown, such as adjacent to Smith Park could be used to allow for a similar option for those apartment occupants on the east side of downtown. It was agreed that even though this is Wahoo, occupants of the downtown units should expect they may have to walk a block or two to get to parking for their vehicle. No action or recommendation provided.

A motion was made by Cerveney to approve the minutes of the November meeting as presented. Motion seconded by Gigstad. Roll call vote: Cerveney, yes; Gigstad, yes; Brooks, yes; Pfligler, yes; Wilcox, yes; Woita, yes; and Vculek, yes. Houfek and Kleffner, absent and not voting. Motion carried.

Meeting adjourned at 7:35 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator