

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

Meeting was declared open for the public hearing on an application to rezone property described as a 38.519 acre tract of land more or less, located in part of the SE ¼ of the NE ¼ and part of the SW ¼, located in Section 33, Township 15 North, Range 07 East of the 6th P.M, Saunders County, Nebraska, as filed by Water Tower Place LLC from C-3 General Commercial & R-2 Residential to R-2 Residential for all, at 7:01 P.M. Jeff Lake from Summit Development and Kyle Vohl from E&A were in attendance. Vohl stated that this is to clean up the map since property lines and zoning lines don't match, this change will make it all residential zoning. A motion was made by Houfek, seconded by Woita, to close the open hearing at 7:02 p.m. Roll call vote: Houfek, yes; Woita, yes; Gigstad, yes; Brooks, yes; Pfligler, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Beavers stated this is just to clean up the map as there was no plating of the map previously. A motion was made by Houfek, seconded by Gigstad to recommend the rezoning from C-3 and R-2 to R-2 zoning for the entire subdivision. Roll call vote: Houfek, yes; Gigstad, yes; Woita, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox, and Cerveny. Motion carried.

Public hearing on rezone of property described as: lots 1 & 2 Block 95 County Addition to the City of Wahoo, Saunders County Nebraska, better known as 657E 13th St, from R-2 to R-3 Residential, as filed by Hancock Construction was declared at 7:02 p.m. Bill Hancock was in attendance. Hancock stated that his intentions are to build a 3-plex for senior living. He stated that senior living is not available in Wahoo. The 3-plex will be condos that will be purchased by the residents. Hancock mentioned that this property sits right next to R-3 zoning. 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; Woita, yes; Brooks, yes; Gigstad, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Members discussed that this will create a R-3 island. Beavers stated that it does match the spot zoning definition. Spot zoning is when there is zone that doesn't match the surrounding zones and isn't connected to a like zone. This would be spot zoning as it will not connect to the closest R-3 zoning. Beavers stated that the city would have to request to have the entire area zoned as R-3 if it isn't requested by the property owners. A motion was made by Houfek, seconded by Gigstad, to recommend the rezone of the property described as: lots 1 & 2 Block 95 County Addition to the City of Wahoo, Saunders County Nebraska, better known as 657E 13th St, from R-2 to R-3 Residential, as filed by Hancock Construction at 7:10 p.m. Roll call vote: Houfek, yes; Gigstad, yes; Woita, yes; Brooks, yes; Pfligler, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Discussion was held to bring from the table the proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance section 5.09 R-3 Residential District, to create a street side yard allowing for a 15-foot street side yard setback as filed by Water Tower Place LLC. This item was tabled at the April 1st meeting to allow for the discussion to be for R-1, R-2, and R-3 Zoning districts. A motion was made by Houfek, seconded by Pfligler to bring this discussion from the table at 7:18 p.m. Roll call vote: Houfek, yes; Pfligler, yes; Woita, yes; Brooks, yes; Gigstad, yes; Vculek, yes; and Kleffner, yes. Absent Wilcox and Cerveny. Motion carries.

A motion was made by Pfligler, seconded by Houfek, to not recommend the setback change for only R-3 Zoning at 7:21 p.m. Roll call vote: Pfligler, yes; Houfek, yes; Woita, yes; Gigstad, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Public hearing on proposed amendment to Ordinance 1886the Wahoo Zoning Ordinance, by amending section 5.07, 5.08, and 5.09 R-1, R-2, and R-3 Residential Districts, to create a street side yard allowing for a 15-foot street side yard setback, as filed by Water Tower Place LLC was declared open at 7:22 p.m. Jeff Lake from Summit Development and Kyle Vohl from E&A were in attendance. Vohl stated that reducing the side yard will decrease density at the Water Tower Subdivision. He stated this will only apply to the corner lots. He stated that this will not cause any sight distance issues and the plans will indicate what is the side yard and the front yard so that the houses stay in a line. He stated with the slight curve of the street that all the houses will flow and none of them will look out of place. The reduction of the side yard will gain 1 extra lot for them in Phase 1. This will lessen the density in the cul-de-sac areas according to Vohl. A motion was made by Houfek, seconded by Woita, to close the open hearing at 7:31 p.m. Roll call vote: Houfek, yes; Woita, yes; Brooks, yes; Pfligler, yes; Gigstad, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Members discussed that this change will be for all of Wahoo and not just the subdivision Wahoo Tower Place. Member pointed out that this will affect all preexisting houses and new garages and accessory structures. This will allow garages to be closer to the sidewalk which may cause vehicles to be parked over the sidewalks. A motion was made by Houfek, seconded by Gigstad, to not recommend the proposed amendment to allow for a 15-foot street sideyard setback at 7:40 p.m. Roll call vote: Houfek, yes; Gigstad, yes; Woita, yes; Brooks, yes; Pfligler, abstain; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Discussion was held to recommend/not recommend the approval of the proposed parking plan for St Wenceslaus Church and School located on property described as 108 N Linden. Kevin Hittle from SSH Architecture was in attendance. Hittle has been working with St Wenceslaus to add to the parking lots. The total stall requirement will meet the 156 Required lots, 6 ADA compliant, and 10 bike stalls. A motion was made by Houfek, seconded by Woita to recommend the approval of the proposed parking plan as submitted. Roll call vote: Houfek, yes; Woita, yes; Brooks, yes; Pfligler, yes; Gigstad, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox and Cerveny. Motion carried.

Beavers stated that he has been busy with multiple ongoing projects. The Casey's project is working with the Utilities department to finalize their plans. GSB is working inside their building to finish up. There was a board of adjustments meeting for a variance request regarding a sign downtown in the alley for a building. The variance request was denied. Parking downtown will be discussed by the City Council at their next meeting.

A motion was made by Vculek, seconded by Gigstad, to approve the minutes of the April 1, 2021 meeting as presented. Roll call vote: Vculek, yes; Gigstad, yes; Woita, yes; Houfek, abstain; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Wilcox and Cerveny. Motion carried.

Meeting adjourned at 8:10 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator