

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 Glen Wilcox 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, Vculek, Brooks, Pfligler, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance regarding accessory structures Section 4.12 Accessor Building and Uses, was declared open at 7:01 p.m. The Chair called for comments from the public. A motion was made by Pfligler, seconded by Cerveny, to close public hearing at 7:02 p.m. Roll call vote: Pfligler, yes; Cerveny, yes; Vculek, yes; Brooks, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Discussion was held regarding the proposed amendment. Members reviewed the information provided regarding the existing wording. Beavers stated that this change is to clean up the wording to make the accessory structures more consistent. The 4.12.05 wording now states: "Detached accessory buildings or structures shall be located no closer to any other accessory or principal building or structures than six feet if said accessory building or structure creates a fire hazard or would subject the residential structure to potential fire such as detached fireplace, barbecue oven, flammable liquid storage or similar use." Members discussed the not wanting to restrict the accessory structures but to clean up the wording. A motion was made by Pfligler, seconded by Brooks, to recommend the amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 4.12, to state that accessory structures shall be located no closer than 6 feet to any other accessory or principal building. Roll call: Pfligler, yes; Brooks, yes; Cerveny, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance regarding Accessory Class I Liquor License Sales as a Conditional Use within the NRC-Neighborhood Residential Commercial District section 5.11.03, C-1-Downtown Commercial District section 5.12.03, C-2-Highway Commercial District section 5.13.03, and C-3-General Commercial District 5.14.03, was declared open at 7:14 p.m. The Chair called for comments from the public. A motion was made by Cerveny, seconded by Vculek, to close public hearing at 7:15 p.m. Roll call vote: Cerveny, yes; Vculek, yes; Brooks, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Discussion was held by members how to manage businesses that's primary business is not a bar or restaurant but wishes to sell alcohol. Members looked at the proposed ordinance and discussed the Liquor License procedure process. A motion was made by Pfligler, seconded by Wilcox to recommend the proposed Ordinance 1886, the Wahoo Zoning Ordinance by adding Class I Liquor License Sales as a Conditional Use within the NRC - Neighborhood Residential Commercial District section 5.11.03, C-1-Downtown Commercial District section 5.12.03, C-2-Highway Commercial District section 5.13.03, and C-3-General Commercial District 5.14.03. Roll call vote: Pfligler, yes; Wilcox, yes; Brooks, yes; Vculek, yes; and Cerveny, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Discussion was had on the proposed parking plan for Acapulco Mexican Restaurant at 1201 N Chestnut. The business is in an established building utilizing the existing parking lot, so no new study was done. Members discussed that they would like the owner to put in a privacy fence between the parking lot and the houses so that the lights don't shine into the houses. Members also discussed parking along the back of the building and asked that it is on the fence line instead to make it safer for people crossing the parking lot, this would be done by removing the parallel parking on the fence line and making it diagonal parking instead. A motion was made by Cerveny, seconded by Vculek to recommend the proposed parking plan for 1201 N Chestnut with the proposed change

of parallel parking to diagonal parking in the back of the restaurant located at the fence and not behind the building. Roll call vote: Cervený, yes; Vculek, yes; Brooks, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Beavers stated several projects are underway and moving along. Beavers received 3 new house plans that are waiting for a review. Timber Ridge has three houses already permitted. The final plat for North Highlands Subdivision has been approved.

A motion was made by Pfligler, seconded by Cervený, to remove from the table the minutes of the May 6, 2021 meeting. Roll call vote: Pfligler, yes; Cervený, yes; Vculek, yes; Brooks, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

A motion was made by Brooks, seconded by Pfligler, to approve the minutes of the May 6, 2021 and the June 3, 2021 meeting as presented. Roll call vote: Brooks, yes; Pfligler, yes; Cervený, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Houfek, Woita, Kleffner, and Gigstad. Motion carried.

Meeting adjourned at 7:59 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator