

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, Woita, Gabel, Brooks, Pfligler, and Kleffner. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

New member Jason Gabel was introduced.

Beavers indicated that Wilcox had expressed interest in being Vice Chair. Woita nominated Kleffner as Chair and Wilcox as Vice Chair. A motion was made by Woita, seconded by Pfligler to approve the nominations and cast a unanimous vote. Roll call vote: Woita, yes; Pfligler, yes; Cerveny, yes; Gabel, yes; Brooks, yes; and Kleffner, yes. Absent and not voting: Wilcox, Reece, and Gigstad.

At 7:04 p.m. Bill Reece walked in. Reece was introduced to the members.

Discussion was held regarding the proposed parking plan for Hackberry Park. Members stated that they would have loved to see a concrete parking slab instead of aggregate. It was stated that some of the new parking will be cement for ADA compliance. Members discussed issues with parking on the other streets during events which makes it hard to navigate down the street. Members stated that signs for no parking may need to be placed on one side of Westdale Lane in the future. A motion was made by Pfligler, seconded by Cerveny, to recommend the proposed parking plan for Hackberry Park. Roll call: Pfligler, yes; Cerveny, yes; Woita, yes; Gabel, yes; Brooks, yes; Reece, abstain; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Discussion was held regarding the rezoning of the properties along Chestnut. It was stated that a public meeting needs to be held with property owners that will be affected by the zoning change from C-1 to C-3 zoning. Changing the zoning will affect the setbacks and parking requirements for businesses from 5th to 15th Street along Chestnut. Discussion was also held regarding amendments to the building codes that need to be worked on in the future as well as a review to the Comprehensive Plan. Members agreed that these should be worked on once the rezoning of Chestnut Street is done.

Beavers stated several projects are underway and moving along. Beavers received a couple new house plans that are waiting for a review. Timber Ridge is very busy. The dirt work has started for North Highlands Subdivision.

Beavers mentioned that the City Council has had two readings of the sign regulations that was previously discussed, it was tabled at last meeting and will be discussed at the August 10th meeting.

A motion was made by Pfligler, seconded by Cerveny, to approve the minutes of the July 1, 2021 meeting minutes as presented. Brooks wanted to verify that Section 4.12.05 would now state "Detached accessory buildings or structures shall be located no closer to any other accessory or principal building or structures than six feet." Roll call vote with verification: Pfligler, yes; Cerveny, yes; Woita, yes; Gabel, yes; Brooks, yes; Reece, abstain; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Meeting adjourned at 8:02 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator