

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

Public hearing to rezone property described as: Lots 10-12 Block 95 County Addition to Wahoo, Saunders County, Nebraska, better known as 1221 Spruce St, from C-2 Highway Commercial to R-3 Residential, was declared open at 7:00 p.m. The Chair called for comments from the public. A motion was made by Woita, seconded by Gigstad, to close public hearing at 7:01 p.m. Roll call vote: Woita, yes; Gigstad, yes; Gabel, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Cerveny, Wilcox, and Reece. Motion carried.

Discussion was held regarding the request and the differences between R-2 and R-3 zoning districts. The members discussed that the current use of this address would fit in either zoning district. A motion was made by Gigstad, seconded by Gabel, to recommend the rezone of property known as 1221 Spruce St from C-2 Highway Commercial to R-3 Residential and to amend the official zoning map. Roll call: Gigstad, yes; Gabel, yes; Woita, yes; Brooks, yes; Pfligler, yes; Gigstad, yes; and Kleffner, yes. Absent and not voting: Cerveny, Wilcox, and Reece. Motion carried.

Discussion was held regarding the amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 4.12 Accessory Building and Uses. Members looked at wording from other communities zoning regulations regarding accessory structures. Members want more clarification in the code as to set back requirements. Members discussed the wording "All accessory structures are to be 6 ft away from the primary structure. If the accessory structure is closer than the 6 ft, it must meet the setback of the primary structure. If said accessory structure is a fire hazard, it must be 10 ft away from the primary structure."

Beavers stated several projects are underway and moving along. Work continues with Casey's with coolers and drywall being installed. The dirt work is happening at North Highlands project. They are putting in a second row of silt fence due to stormwater runoff concerns. Timber Ridge is still busy as well. Beavers mentioned that as he was looking through other communities zoning regulations, he noticed wording for shipping containers and tiny houses. This may be something that the members want to look into in the future.

NPZA Conference is September 15 -17. The City will pay for the class for any member who wants to attend.

A motion was made by Woita, seconded by Brooks, to approve the minutes of the August 5, 2021 meeting minutes as presented. Roll call vote with verification: Woita, yes; Brooks, yes; Gabel, yes; Pfligler, yes; Gigstad, yes; and Kleffner, yes. Absent and not voting: Cerveny, Wilcox, and Reece. Motion carried.

Meeting adjourned at 7:43 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator