

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, Wilcox, Cerveny, and Kleffner. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for Conditional Use Permit to construct a ground monument sign on property in the C-1 Downtown Commercial District described as replat of lots 7, 8, and 9 Block 151 County Addition to the City of Wahoo, Saunders County, Nebraska, as filed by 6 Java Boys, LLC, was declared open at 7:01 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Wilcox, seconded by Cerveny, to close public hearing at 7:01 p.m. Roll call vote: Wilcox, yes; Cerveny, yes; Woita, yes; Gabel, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Reece. Motion carried.

Discussion was held regarding the conditional use application. Beavers stated that the proposed ground monument sign meets all the requirements regarding height, overall size, and setbacks set forth in the C-1 zoning but information indicating that the ground monument sign meets the MUTCD standards for breakaway supports has not yet been provided. A motion was made by Pfligler, seconded by Woita, to recommend approval of the conditional use application to install a ground monument sign in the C-1 Commercial District on property described above, as presented contingent upon breakaway information being provided. Roll call vote: Pfligler, yes; Woita, yes; Gabel, yes; Wilcox, yes; Kleffner, yes; Brooks, yes; and Cerveny, yes. Absent and not voting: Gigstad and Reece. Motion carried.

Public hearing on an application for Conditional Use Permit for a Class I liquor license in the C-1 Downtown Commercial District on property described as Lots 5-8 & W 4.84' Lots 4 & 9 Block 152 County Addition to Wahoo, Saunders County, Nebraska, commonly known as 450 N Chestnut Street STE 4, as filed by The Good Life Boutique, was declared open at 7:06 p.m. The Chair called for comments from the public. Emily Novak was present to explain the reason for the application. Mrs. Novak stated that The Good Life Boutique has applied for a Class I liquor license to be able to sell alcohol during special events and parties. They are not looking to be a bar. A motion was made by Woita, seconded by Cerveny, to close public hearing at 7:08 p.m. Roll call vote: Woita, yes; Cerveny, yes; Wilcox, yes; Gabel, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Reece. Motion carried.

Discussion was held regarding the conditional use application. Beavers explained that The Good Life Boutique had applied for a Class I liquor license last year and during the approval process, the City Council decide that to be approved for a Class I liquor license, the applicant shall first have to apply for a Conditional Use Permit. Therefore Ordinance 1886, the Wahoo Zoning Ordinance, was amended to add Class I liquor license as a conditional use within the NRC, C-1, C-2, and C-3 zoning districts. Members reviewed the application and the information provided. A motion was made by Woita, seconded by Pfligler, to recommend approval of the Conditional Use Permit for the Class I liquor license at the above-described location. Roll call vote: Woita, yes; Pfligler, yes; Cerveny, yes; Kleffner, yes; Wilcox, yes Brooks, yes and Gabel, yes. Absent and not voting: Reece and Gigstad. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.12 C-1 Downtown Commercial zoning district to include apartments and condominiums on the 1st floor (ground level) as a conditional use, was declared open at 7:11 p.m. The Chair called for comments from the public. No Comments were offered. A motion was made by Cerveny, seconded by Wilcox, to close public hearing at 7:11 p.m. Roll call vote: Cerveny, yes; Wilcox, yes; Pfligler, yes;

Kleffner, yes; Brooks, yes; Woita, yes; and Gabel, yes. Absent and not voting: Reece and Gigstad. Motion carried.

Discussion was held regarding the amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.12 C-1 Downtown Commercial District. Members questioned the reason for the proposed amendment and if there is a specific project that is driving the application. Mike Sullivan stated that there is a need for 1st floor apartments in the downtown area based on lack of supply, access to downtown amenities and the demand for housing within Wahoo. Mr. Sullivan stated that he would like to construct 2 buildings, on property located on the corner of 5th and Beech. The building facing 5th street would have store fronts available at ground level while the 2nd building facing Beech Street would have ground level apartments. Sullivan feels that because of the location of the park and the senior center, ground level apartments would be a perfect fit. Members discussed the issues with parking and the pros and cons associated with ground level apartments. Members questioned what other communities have for regulations regarding downtown apartments and what factors need to be considered when approving or not approving apartments downtown. A motion was made by Pfligler, seconded by Wilcox, to table the proposed amendment to gather more information and to possibly receive comments and thoughts from City Council members. Roll call vote: Pfligler, yes; Wilcox, yes; Brooks, yes; Gabel, yes; Woita, yes; Cerveny, yes; and Kleffner, abstain. Absent and not voting: Reece and Gigstad. Motion carried.

Discussion was held regarding the approval of proposed final plat of Hospital Subdivision First Replat, a replat of part of lot 1, Hospital Subdivision, City of Wahoo, Saunders County, Nebraska. Members reviewed the information provided. Beavers explained that the property owner is wanting to replat the property to split lot 1 into 3 equal lots. The proposed lots meet the minimum size requirement for the current zoning of R-2 Residential District. A motion was made by Wilcox, seconded by Gabel, to recommend approval of the final plat of Hospital Subdivision as presented. Roll call vote: Wilcox, yes; Gabel, yes; Brooks, yes; Woita, yes; Cerveny, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Reece. Motion carried.

Discussion was held regarding the approval of proposed final plat of Hart's Addition, a replat of lots 1, 2, and 3, Block 117 County Addition to the City of Wahoo, Saunders County, Nebraska. Members reviewed the information provided. Beavers explained that the property owner is wanting to combine the 3 lots into one parcel to accommodate for a future planned addition to the existing dwelling. Members questioned the location of existing structures and wanted verification that only one dwelling is on the proposed parcel. A motion was made by Pfligler, seconded by Gabel, to recommend approval of the final plat of Hart's Addition as presented with verification of location of existing dwellings. Roll call vote: Pfligler, yes; Gabel, yes; Woita, yes; Cerveny, yes; Kleffner, yes; Wilcox, yes; and Brooks, yes. Absent and not voting: Gigstad and Reece. Motion carried.

Discussion was held regarding proposed parking plan for a new Scooter's Coffee kiosk located on property described as Lot 8, County Addition to the City of Wahoo, a replat of lots 7, 8, and 9, Block 151, Saunders County, Nebraska. Members reviewed the information provided. The number of required stalls as well as drainage of the area was discussed. Beavers stated that a coffee kiosk drive-thru is required to have a minimum stacking space for 4 vehicles in addition to the vehicle being served. The parking plan meets the number of required stalls as well as the required number of accessible spaces. The proposed drainage across the public sidewalk along 5th street was discussed. Members questioned the possible options to address concerns of snow melt regarding ice buildup and if the drainage is any different than it currently is. A motion was made by Woita, seconded by Pfligler, to recommend approval of the proposed parking plan as presented. Roll call: Woita, yes; Pfligler, yes; Wilcox, yes; Brooks, yes; Gabel, yes; Cerveny, yes; and Kleffner, no. Absent and not voting: Reece, and Gigstad. Motion carried.

Beavers presented his monthly report. There have been several new home plans submitted and waiting approval.

A motion was made by Wilcox, seconded by Pfligler, to approve the minutes of the February 3, 2022, meeting minutes as presented. Roll call vote: Wilcox, yes; Pfligler, yes; Woita, yes; Brooks, yes; Gabel, yes; Cerveny, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Reece. Motion carried.

Meeting adjourned at 8:37 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator