

The Wahoo Board of Adjustment met in regular session and in accordance with published Notice of Public Hearing and 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 7:30 p.m. The public was advised of the posted information regarding State Open Meetings Act and Title VI. The following members were present and answering roll call: Sherry Hageman, Paul Eddie, Mark Sutton, Eric Thomalla, and Glen Wilcox. Absent: Chad Aldrich. Also present was Travis Beavers, Zoning Administrator.

A motion was made by Thomalla, seconded by Hageman to nominate Wilcox as Chairman and Aldrich as Vice-chairman. Roll call vote: Thomalla, yes; Hageman, yes; Sutton, yes; Wilcox, yes; and Eddie, yes. Absent and not voting: Chad Aldrich. Motion carried.

A motion was made by Thomalla, seconded by Eddie, to approve agenda as presented. Roll call vote: Thomalla, yes; Eddie, yes; Wilcox, yes; Sutton, yes; and Hageman, yes. Motion carried.

A motion was made by Thomalla, seconded by Eddie, to approve the minutes of the previous meeting as presented. Roll call vote: Thomalla, yes; Eddie, yes; Wilcox, yes; Hageman, yes; and Sutton, yes. Motion carried.

Beavers reported that the 2016 Nebraska Planning and Zoning Association will be having its annual conference in Kearney at the Younes Conference Center March 9th-11th. Beavers also reported that the Mobile Home Park located at 479 N Laurel will be closing. Wahoo MHP2, LLC sent letters to tenants indicating that the park would be closing effective December 31, 2015 and arrangements had to be made to have the homes removed by that date. Some of the homes are being relocated to the mobile home park located at 2201 N Hwy 77.

Public hearing was opened at 7:39 p.m. upon application for variance to allow for the construction of a grain bin with less than required setbacks in an I-2 Heavy Industrial District on property described as a parcel of land located in the SE of the NE, NE of the SE, NW of the SW, of Section 3, Township 14 North, Range 7 East of the sixth p.m., City of Wahoo, Saunders County, Nebraska, better known as 700 N Spruce, as filed by Farmers Union Coop. Proof of notification of public hearing was provided per Chairman's request.

Sutton declared a conflict of interest due to direct business relations and would abstain from all discussion and voting on the matter.

Randall Schwartz and John Trutna spoke on behalf of Farmers Union Coop. Schwartz stated that the bin would be identical to the one that was built in 2008. It will be sixty one feet in diameter, one hundred four feet tall and hold two hundred twenty thousand bushel. Schwartz also stated that because of much higher yields in corn and soybeans than twenty years ago, the coop needs to expand in order to better serve its customers. Trutna stated that because of the lack of storage, farmers are forced to transport grain to other places. Trutna also stated that the location of the bin was planned when they constructed the 2008 bin and because of traffic flow, the size and location of the bin are very limited. A motion was made by Hageman, seconded by Thomalla, to close public hearing at 7:49 p.m. Roll call vote: Hageman, yes; Thomalla, yes; Wilcox, yes; and Eddie, yes. Motion carried.

Discussion was held on the variance request. Beavers explained the setback requirements. I-2 zoning regulations require a ten foot side yard setback with an increased setback requirement for the height exceeding forty five feet, which is the max allowed height for I-2. Silos are a

permitted modification of height regulations as long as setbacks are increased one foot for every two feet in excess of the maximum height requirement per zoning district. Members reviewed the I-2 zoning regulations and site plan showing existing and proposed structures that was provided. Requirements for granting a variance within the Board of Adjustment bylaws were also reviewed. A motion was made by Eddie, seconded by Thomalla, to grant the variance request by allowing for the construction of a grain bin with a three foot setback from the East property line, as presented within the proposed site plan, in an I-2 zoning district on property described above based on Section 7, SPECIFIC REQUIREMENTS IN APPROVAL OF A VARIANCE, A1-The strict application of any applicable provision of the City Zoning Regulations would, in each specific variance petition, result in peculiar and exceptional practical difficulties to or undue hardship upon the owner of the piece of property included in the petition due to exceptional narrowness, shallowness or shape of the piece of property in question with each of the requirements B1-6 of Section 7 being met. Roll call vote: Eddie, yes; Thomalla, yes; Hageman, yes; and Wilcox, yes. Motion carried.

A motion was made by Hageman, seconded by Sutton, to adjourn the meeting at 8:09 p.m. Roll call vote: Hageman, yes; Sutton, yes; Eddie, yes; Wilcox, yes; and Thomalla, yes. Motion carried.

Travis Beavers, Zoning Administrator

Approved: