

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First National Bank with each board member being notified of the agenda prior to the meeting. Meeting was called to order by Chair Dan Bunjer at 7:10 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: Bunjer, Cady, Vculek, Wilcox, and Nielson. Absent: Phelps, Libal, Blum, and Wiebold. Jerry Peterson, Building Inspector/Zoning Administrator, was also present.

The public hearing on a application for change of zoning on property described as: Parcel 1 containing approximately 9.14 acres more or less located in the SE ¼ Sec 34 T15N R7E, Saunders County, Nebraska, located west of 2201 N Hwy 77, from RM Mobile Home Residential to TA – Transitional Ag as filed by John J. Vybiral was declared open at 7:11 p.m. The Chair called for comments from the public. This property was split from the mobile home park in 2009 and the zoning was not changed at that time. John Vybiral was present to answer questions on his request. He reported the property has always been used as farm ground. A motion was made by Cady, seconded by Vculek to close the public hearing at 7:15 p.m. Roll call vote: Cady, yes; Vculek, yes; Bunger, yes; Wilcox, yes; and Nielson, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

Discussion was held on the rezoning request. Harrell reported to the members that with the RM zoning, the property would be assessed by the County at 100% of market value. With a change to TA zoning, the property could be assessed at 75% of market value. She reported that for 2011 this would make an approximately \$180 difference (savings) for the property owner. A motion was made by Cady, seconded by Wilcox, to recommend approval to the Council of the requested change of zoning for the above described property from RM Mobile Home Residential to TA – Transitional Ag as filed by John J. Vybiral. Roll call vote: Cady, yes; Wilcox, yes; Vculek, yes; Bunger, yes; and Nielson, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

The public hearing on a proposed amendment to zoning regulations regarding campgrounds, camping cabins, determining zones where such uses are permitted or conditional uses, and conditional and regulations for such uses was declared open by the Chair at 7:16 p.m. The Chair called for comments from the public and none were presented. A motion was made by Wilcox, seconded by Nielson, to close the public hearing at 7:17 p.m. Roll call vote: Wilcox, yes; Nielson, yes; Bunger, yes; Vculek, yes; and Cady, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

Discussion was held on the proposed regulations. Harrell presented a copy of proposed language and each of the sections of the amendment were discussed at length by the members. Topics of discussion included minimum and maximum square footage of a cabin, road requirements, access requirements, lighting requirements, and the maximum number of units allowed per acre. The use of RVs, fifth-wheel campers, pop-up campers, and tents in an area designed for the small cabin type of development was also reviewed. It was agreed that including regulations for RV/Camper campgrounds in with a cabin-type campground development made the regulations complicated. It was agreed regulations should address “commercial cabin campgrounds” and “commercial recreational vehicle/camper campgrounds” separately. The focus of this amendment is to address the cabin campgrounds. Language was reviewed and several amendments made to the draft presented. A motion was made by Wilcox, seconded by Cady, to recommend approval to the City Council of the amendment to the zoning regulations regarding campgrounds, camping cabins, and the zones allowed, as amended during the meeting. Roll call vote: Wilcox, yes; Cady, yes; Bunger, yes; Nielson, yes; and Vculek, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

The public hearing on a proposed amendment to the Wahoo Comprehensive Plan 2009, transportation section, by changing designation of Chestnut Street between 12th Street and the proposed US 77 Expressway, as a major arterial was declared open by the Chair at 8:07 p.m. The Chair called for comments from the public. Vybiral requested an explanation as to why this was being done. Cady indicated this was being done to allow the City to work for State and Federal highway funding for the maintenance of Chestnut Street, and to acknowledge the Chestnut Street Project scheduled for construction in 2012. A motion was made by Nielson, seconded by Wilcox, to close the public hearing at 8:11 p.m. Roll call vote: Nielson, yes; Wilcox, yes; Cady, yes; Vculek, yes; and Bunger, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

A motion was made by Nielson, seconded by Vculek, to recommend approval to the Council of an amendment to the Wahoo Comprehensive Plan 2009, Transportation Section, to change the designation of Chestnut Street between 12th Street and the proposed US 77 Expressway, from other arterial to major arterial. Roll call vote: Nielson, yes; Vculek, yes; Bunger, yes; Wilcox, yes; and Cady, yes. Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

Peterson reported a permit was issued in December for a new hangar at the Airport. Total new home permits issued in 2011 was reported to be 11.

Harrell reported the City of Wahoo would be working with an industry out of Omaha, relocating to Wahoo in the next year, on several issues over the next few months and asked that all Planning Commission members attend the monthly meetings to ensure a quorum.

A motion was made by Cady, seconded by Wilcox, to approve the minutes of the December 1, 2011 meeting as presented. Roll call vote: Cady, yes; Wilcox, yes; Bungler, yes; Nielson, yes; and Vculek, yes; Phelps, Libal, Blum and Wiebold, absent and not voting. Motion carried.

Meeting adjourned at 8:14 p.m.

Melissa Harrell, Secretary

Approved: