

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 7:01 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, Nielson, Wilcox, and Wiebold. Absent: Phelps, Libal, and Blum. Jerry Peterson, Building Inspector/Zoning Administrator, was also present.

The public hearing on a application for conditional use to operate recreational rental cabins on property described as: a tract in the SW ¼ Sec 27 T15N R7, Saunders County, Nebraska, located on County Road 17 between County Road M and N, as filed by Rick and Linda Dorothy was declared open at 7:02 p.m. The Chair called for comments from the public. Rick and Linda Dorothy were not present. Materials explaining their planned development were provided at earlier meetings. No members of the public commented. A motion was made by Wilcox, seconded by Nielson to close the public hearing at 7:03 p.m. Roll call vote: Wilcox, yes; Nielson, yes, Cady, yes; Bunger, yes; Vculek, yes; and Wiebold, yes. Phelps, Libal, and Blum, absent and not voting. Motion carried.

Discussion was held on the conditional use request. Property is zoned LLR. A motion was made by Cady, seconded by Wiebold, to recommend approval to the Council of the requested conditional use to operate recreational rental cabins under conditions as specified in the zoning regulations. Roll call vote: Cady, yes; Wiebold, yes; Bunger, yes; Nielson, yes; Vculek, yes; and Wilcox, yes. Phelps, Libal, and Blum, absent and not voting. Motion carried.

Review of Final Plat of The Ridge Phase III opened. The preliminary plat was approved on August 4, 2011 by the Planning Commission and on August 25, 2011 by the City Council. A subdivision agreement is already in place. It was noted the street name should be corrected to Paul Avenue. Nielson moved to recommend approval of the Final Plat of the Ridge Phase III. Motion seconded by Vculek. Roll call vote: Nielson, yes; Vculek, yes; Wilcox, yes; Wiebold, yes; Cady, yes; and Bunjer. Absent and not voting: Phelps, Libal, and Blum. Motion carried.

Review of Preliminary Plat of Heritage Heights 5th Addition opened. Waivers listed on the plat were discussed. Cady asked if the 31-foot street width requested meets minimum design standards for residential streets; violation of minimum standards could jeopardize roads funding, unless a waiver is granted by the State. The plan appears to comply with Wahoo Subdivision Regulations, which lists residential street width as 31 feet. Bob Sloup and Jerry Kabourek appeared to answer questions about the subdivision.

Motion was made by Cady to recommend approval of the Preliminary Plat of Heritage Heights 5th Addition, provided street width waiver does not violate minimum design standards; motion was seconded by Nielson. Roll call vote: Cady, yes; Nielson, yes; Vculek, yes; Wiebold, yes; Wilcox, yes; and Bunger, yes. Phelps, Libal, and Blum absent and not voting. Motion carried.

Discussion opened on the Blight study prepared for property located within Study Area #7 adjacent to the Union Pacific Railroad and containing approximately 44.48 acres.

Scott Nielson advised the board that due to a business interest, he must declare a conflict of interest, and he would be unable to vote or participate in discussion of the issue. Joe Vculek advised he owns property included within the blight area and also could have a conflict of interest.

Jeff Ray of JEO discussed Nebraska Community Development Law and Tax Increment Financing. The area studied includes approximately 20 acres targeted for the Omaha Steel development project. The study reports a number of blighted and substandard conditions exist in the area. Determination of Blight or Substandard conditions is one step in the process of implementing Tax Increment Financing; taxes collected on the increased value of the developed property can be captured to use to pay down the cost of public improvements.

It was moved by Wilcox, seconded by Wiebold, to recommend approval of the Blight Resolution, declaring Study Area #7 as blighted and substandard. Roll call vote: Wilcox, yes; Wiebold, yes; Bunjer, yes; Cady, yes; Nielson, abstained; Vculek, abstained. Absent and not voting: Phelps, Libal and Blum. Staff will consult with the City Attorney to determine whether this vote will stand, or whether another meeting will need to be convened to vote on this issue. (NOTE: It was determined that this vote lacked a quorum, and a new vote will be required.)

Peterson reported work continues on a hangar at the Airport, and the Omaha Steel project is moving forward. Jerry Peterson will be retiring at the end of the month. The board thanked Peterson for his service and congratulated him on his retirement.

A motion was made by Wilcox, seconded by Nielson, to approve the minutes of the February 2, 2012 meeting as presented. Roll call vote: Wilcox, yes; Nielson, yes; Wiebold, yes; Cady, yes; Vculek, abstained; and Bunger, yes. Phelps, Libal, and Blum, absent and not voting. Motion carried.

Meeting adjourned at 7:43 p.m.

Lucinda Morrow, Secretary

Approved: