

The Wahoo Planning Commission met in special 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 7:14 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, and Wilcox. Absent: Phelps, Blum, Wiebold, and Libal. Also present: Travis Beavers, Building Inspector/Zoning Administrator.

Public hearing opened at 7:15 p.m. on application by Charles Emswiler/Wahoo Locker for conditional use to operate a food processing/storage business at lots 1, 2, 3, 10, 11 and 12, Block 152, County Addition to Wahoo, located at 205 West 5<sup>th</sup> Street. Charles Emswiler appeared and explained he is purchasing the property, and will move his current business into the building after the current tenant moves out. The building will be remodeled with new coolers and freezers, and drains in the processing area, space for retail sales of products, and a catering kitchen. Animals will be confined inside. No members of the public appeared to comment. Moved by Wilcox, seconded by Cady, to close the public hearing at 7:16 p.m. Roll call vote: Wilcox, yes; Cady, yes; Bunjer, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Phelps, Blum, Wiebold, and Libal. Motion carried.

Moved by Wilcox, seconded by Vculek, to recommend approval of the application for conditional use filed by Charles Emswiler/Wahoo Locker. Roll call vote: Wilcox, yes; Vculek, yes; Nielson, yes; Cady, yes; and Bunjer, yes. Absent and not voting: Phelps, Blum, Wiebold, and Libal. Motion carried.

Information was reviewed regarding application by St. Wenceslaus Church for closing 2<sup>nd</sup> Street between Linden and Beech. Board members asked what comments have been received from other departments. So far comments included concern about traffic flow, due to 3<sup>rd</sup> Street being one way; also concern about whether the closed street would be landscaped or blocked to prevent traffic from attempting to pass through. Board members agreed they would like to see a site plan of proposed structures and hear additional information before rendering a recommendation or opinion.

Discussion opened regarding amendment of zoning regulations and comprehensive plan to include language for an airport protection area. State law changed in 2010, eliminating the Airport Zoning Board and giving authority to cities and counties with comprehensive plans and zoning regulations. The FAA and the Nebraska Department of Aeronautics do not have the authority to stop structures which may pose a hazard to aircraft operations, this is up to the local zoning regulations. Wahoo's Comprehensive Plan refers to an Airport Protection Area, which currently only includes the airport property itself and does not refer to airspace protection. There is no reference to airport protection in current tower or wind generating zoning regulations. Some sample language was provided, showing changes to the Comprehensive Plan and Zoning regulations referring to height regulations, towers, and wind energy systems. This amendment will be placed on the June agenda for consideration.

Discussion opened regarding home occupation regulations, and recent interest in opening bait shops as a home occupation due to the opening of the lake. Regulations were reviewed, which allow "distribution and sales of products such as cosmetics, home/health care products, mail order, internet-based businesses, telecommuting, and other similar uses," and lists restrictions and performance standards that must be met (such as limited space devoted to the business, no outside employees hired, no special entrance, no traffic congestion). Wilcox asked if the Building Inspector/Zoning Administrator would like specific guidance spelled out in the regulations, or would prefer to use discretion in dealing with these uses based on what is already contained in the regulations. Wilcox noted there is one bait shop which has been operating as a home business for a number of years, and he found zoning regulations in Iowa which allow bait shops as home businesses. Nielson questioned whether specific types of retail sales should be listed under home occupations. The definition of a "bait shop" was discussed, which could be range from selling a few worms, bait, hooks and line, to a convenience store/sporting goods store. Beavers stated he expects interest in this to die down. This will be placed on the June agenda for consideration.

Rollie Hohn appeared before the board to ask about the possibility of having open storage of boats and campers at his residence on County Road M. He previously inquired about the possibility of having a bait shop on his property. He was advised that open storage is not permitted in R-3 zoning, where his residence is located. Open storage is permitted in Industrial zoning areas.

Beavers presented his April building report, and discussed current projects: new houses, buildings at fairgrounds, airport, and fireworks storage.

Miscellaneous and correspondence:

Possible items for future agendas: Form for conditional use to operate a hospice end-of-life facility was handed out last week, nothing filed yet; Rick and Linda Dorothy asked if tepees on platforms for rent and a bait shop would be permissible as part of their camping cabin conditional use. Information was provided on the City of Lincoln's proposal to change how uses are grouped within their zoning regulations, which might be of interest the next time zoning regulations are revised.

Beavers reported he received a request to put up a building which does not meet setback requirements; proposed setback would match other buildings in the same block and the next block. Section 4.09 states the City Council may permit a variation in setbacks provided that more than 30% of frontage is occupied and a minority of the existing structures conform to the required setback line.

Terms of three Planning Commission members are set to expire at the end of July, 2012: Phelps, Blum, and Vculek. Board members are requested to contact the Mayor to discuss their interest in reappointment.

Cady reported he has information on Rural Planning Councils, a coalition of communities and county zoning which work together on projects. Grand Island/Hall County have an active Rural Planning Council. There may be more grant opportunities available for groups like this, than for individual cities and counties. This might be something to think about for the future.

A motion was made by Cady, seconded by Vculek, to approve the minutes of the April 9, 2012 meeting as presented. Roll call vote: Cady, yes; Vculek, yes; Nielson, yes; Wilcox, yes; and Bunger, yes. Absent and not voting: Phelps, Blum, Wiebold, and Libal. Motion carried.

Meeting adjourned at 8:10 p.m.

Lucinda Morrow, Secretary

Approved: