

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 Glen Wilcox at 7:02 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: Nielson, Cady, Vculek, Pfligler, Blum and Wilcox. Absent: Wiebold, Phelps, and Libal. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on Conditional Use application to construct a miniature water tower for yard decoration in C-2 Commercial Zoning on property described as Lot 19, Wahoo Industries Airpark Addition to Wahoo, commonly known as 3390 Ponderosa St, as filed by Nebraska Rural Water Association, was declared open at 7:03 p.m. Barney Whatley spoke on behalf of Nebraska Rural Water. Whatley stated the water tower would consist of a 15 foot steel pipe with a 150 gallon propane tank on top, a two foot by two foot steel plate at the bottom that will be bolted to a four by four cement pad, and painted white. Melissa Harrell stated that the Airport Authority had been notified and the height of the tower was not a problem. No other public comments were offered. A motion was made by Cady, seconded by Blum, to close the public hearing at 7:06 p.m. Roll call vote: Cady, yes; Blum, yes; Pfligler, yes; Vculek, yes; Nielson, yes; and Wilcox, yes. Absent and not voting: Wiebold, Libal, and Phelps. Motion carried.

Discussion was held on the Conditional Use. Cady questioned why this was brought to Planning Commission as a conditional use. Beavers stated that because of the water tower design it could be considered a pole sign and pole signs require a conditional use permit in C-2 zoning. A motion was made by Nielson, seconded by Cady, to recommend approval of conditional use application to construct a miniature water tower as described. Roll call vote: Nielson, yes; Cady, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; and Blum, yes. Absent and not voting: Phelps, Libal and Wiebold. Motion carried.

Public hearing on the general redevelopment plan for areas previously declared blighted and substandard was declared open at 7:10 pm. Melissa Harrell stated the general redevelopment plan was adopted in 2001, and that action was requested by the City's Attorney to reconfirm approval of the general redevelopment plan. All of the taxing entities were notified as required. No other public comments were offered. A motion was made by Vculek, seconded by Nielson, to close public hearing at 7:13 p.m. Roll call vote: Vculek, yes; Nielson, yes; Cady, yes; Blum, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Libal, Wiebold, and Phelps. Motion carried.

Discussion was held on the general redevelopment plan. A motion was made by Blum, seconded by Nielson to adopt a resolution recommending approval of the general redevelopment plan as presented. Roll call vote: Blum, yes; Nielson, yes; Wilcox, yes; Cady, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Phelps, Libal, and Wiebold. Motion carried.

Public hearing on proposed redevelopment contract between City of Wahoo, Wahoo Locker, and E.S. Management was declared open at 7:16 p.m. Melissa Harrell stated the redevelopment contract is specific to Wahoo Locker moving to the Wahoo Building Center. The redevelopment contract is approval of Tax Increment Financing for the project. No other public comments were offered. A motion was made by Nielson, seconded by Blum, to close public hearing at 7:20 p.m. Roll call vote: Nielson, yes; Blum, yes; Pfligler, yes; Vculek, yes; Cady, yes; and Wilcox, yes. Absent and not voting: Wiebold, Phelps, and Libal. Motion carried.

Discussion was held on the redevelopment contract. Cady stated that Wahoo Locker is a good business to have in town. They generate a lot of revenue and because of Wahoo Building Center closing the move makes sense. A motion was made by Cady, seconded by Blum, to adopt a resolution recommending approval of a redevelopment contract between City of Wahoo, Wahoo Locker, and E.S. Management. Roll call vote: Cady, yes; Blum, yes; Wilcox, yes; Vculek, yes; Pfligler, yes; and Nielson, yes. Absent and not voting: Phelps, Libal, and Wiebold. Motion carried.

Beavers presented his May building report, and discussed current projects: Lots of mechanical permits and smaller projects. The rain has made it difficult for contractors. Work at Omaha Steel still continues.

Harrell stated bids were opened today, June 6, for 23rd street, between Wahoo High School and Chestnut Street. The bid includes a ten foot wide walking trail.

The Planning Commission meeting will be rescheduled from Thursday July 4th to Monday July 1st.

A motion was made by Cady, seconded by Nielson, to approve the minutes of the May 2, 2013 meeting. Roll call vote: Cady, yes; Nielson, yes; Blum, yes; Wilcox, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Wiebold, Libal, and Phelps. Motion carried.

Meeting adjourned at 7:37 p.m.

Travis Beavers, Zoning Administrator

Approved: