

The Wahoo Planning Commission met in regular session and in accordance 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 7:01 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: Pfligler, Kleffner, Krueger, Houfek, Wilcox, and Vculek. Absent: Vaught, Nielson, and DuBois. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.25 Commercial Cabin Campgrounds regarding conditions and regulations for such uses was declared open at 7:02 p.m. The Chair called for comments from the public. Rick Dorothy spoke in favor of the amendment. Dorothy stated that the market for commercial cabins has changed, making larger 4 to 5 bedroom cabins more desirable for family gatherings rather than smaller 1 bedroom cabins.

Audrey Vaught entered at 7:07

Dorothy stated that the current regulations limit the footprint size to a maximum of 1,000 square feet. The larger cabins require a footprint maximum of 2,000 square feet, therefore he would like to see the regulations amended to accommodate for the needs of the larger cabins. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:10 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Vculek, yes; Krueger, yes; Vaught, yes; and Wilcox, yes. Absent and not voting: DuBois, and Nielson. Motion carried.

Discussion was held on the amendment. Members expressed concerns with the number of cabins due to the footprint size request. Wilcox stated that the characteristics of Large Lot Residential areas need to be protected and the size of footprint change requested is a house rather than a cabin. A motion was made by Kleffner, seconded by Houfek, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.25 Commercial Cabin Campground item DI-Density: No more than six units ~~per acre~~ and a maximum total footprint of 6,000 square feet per acre and FI- Each cabin shall have a minimum square footage of 400 square feet and a maximum of ~~2,000~~ 4,000 square feet, with a maximum footprint of ~~1,000~~ 2,000 square feet. Roll call vote: Kleffner, yes; Houfek, yes; Vaught, yes; Wilcox, no; Krueger, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Nielson, and DuBois. Motion carried.

Public hearing regarding conditional use application to operate recreational rental cabins on property described as a tract in the SW ¼ of Sec 27, T15 R7 Saunders County containing 4.19 acres more or less, as requested by Rick and Linda Dorothy was not opened due to an incomplete application and requirements for conditional use application not being met.

Discussion was held to recommend/not recommend approval on an application for conditional use permit to operate a Family Child Care Home II in the R-2 Residential District on property described as lot 4 and balance of lot 3 Block 14 Original Town, Wahoo, Saunders County, Nebraska, commonly known as 453 W 4th street, as filed by Chris and Amy Davis. Item was tabled at the September 1st meeting. Chris Davis spoke about the application. Davis stated that they have three kids of their own under the age of seven which would count towards the total number of children that could be cared for therefore they are applying for the Family Child Care Home II which allows for a total of twelve children. Kleffner questioned what the Davis's plan to do in order to meet the play area requirements. Davis stated that meeting the requirements of minimum play area would not be an issue since their property is almost a double lot. Members discussed possible fence requirements due to the close proximity of Sycamore Street. A motion was made by Kleffner, seconded by Houfek, to recommend the approval of the conditional use application with the conditions of a fence area being required when the number of children under supervision meets or exceeds ten and the conditional use permit shall be terminated in the event of loss or lapse of license. Roll call vote: Kleffner, yes; Houfek, yes; Krueger, yes; Pfligler, yes; Vculek, yes; Vaught, yes; and Wilcox, yes. Absent and not voting: Neilson and DuBois. Motion carried.

Public hearing on amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06 Sign Regulations regarding pole signs within the Gateway Corridor District was declared open at 8:06 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Vaught, seconded by Krueger, to

close public hearing at 8:07 p.m. Roll call vote: Vaught, yes; Krueger, yes; Wilcox, yes; Pfligler, yes; Kleffner, yes; Houfek, yes; and Vculek, yes. Absent and not voting: DuBois and Nielson. Motion carried.

Discussion was held on the amendment. Beavers stated that the amendment sets limitations to allow for pole signs within the Gateway Corridor District. Members reviewed the proposed requirements allowing pole signs within the Gateway Corridor District. A motion was made by Kleffner, seconded by Houfek, to recommend proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance section 7.06 Sign Regulations regarding pole signs within the Gateway Corridor District by addition of section 07.08.08 Signs in Gateway Corridor District

The Gateway Corridor District extends one-quarter of a mile either side of the U. S. Highway 77 corridor. Signs located within the Gateway Corridor District shall comply with all applicable Nebraska Department of Roads and/or Federal Highway Administration Regulations and requirements, and obtain any necessary permits and approval through those agencies, in addition to compliance with Section 7.06.05 and any other applicable sections of the Wahoo Zoning Ordinance.

Pole signs located within the Gateway Corridor District may be allowed if a Conditional Use Permit has been obtained in accordance with Article 6 of these regulations, and shall be limited to:

1. A maximum size of 200 square feet (see 7.06.04 Computations)
2. A maximum height of 35 feet (see 7.06.04 Computations)
3. On premise advertisement only
4. One pole sign per parcel
5. Setbacks for pole signs shall be the same as required for any building or structure within the zoning district
6. Signs shall be internally lighted

Roll call vote: Kleffner, yes; Houfek, yes; Vaught, yes; Pfligler, yes; Krueger, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Nielson and DuBois. Motion carried.

Discussion was held regarding text amendment to section 5.13 C-2 Highway Commercial District. Amendment would allow outdoor storage of vehicles and recreational equipment through a conditional use. Members did not entertain the need for a text change.

Beavers presented the monthly report and reported on upcoming projects. One new home permit, auto alley is relocating to Wahoo Industries Airpark and building a new building, Sid Dillon dealership is nearing completion and still working on several nuisances.

Beavers discussed the increased interest in storage containers for accessory structures in residential areas and the concerns with them in those areas. Members agreed that the regulations regarding accessory structures would not allow them unless the containers were covered with materials customary to and consistent in appearance with residential construction. A change in text was not recommended.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the September 1, 2016 meeting. Roll call vote: Kleffner, yes; Pfligler, yes; Krueger, yes; Vculek, yes; Wilcox, yes; Houfek, yes; and Vaught, yes. Absent and not voting: DuBois and Nielson. Motion carried.

Meeting adjourned at 9:04 p.m.

Approved:
Building Inspector/Zoning Administrator

Travis Beavers