

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 7:03 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, Vculek, Kleffner, Houfek, Wilcox and DuBois. Absent: Krueger, Gigstad, and Vaught. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for the expansion of a Conditional Use Permit, in the C-1 Downtown Commercial District, to add a meat processing area and freezer storage room to the existing Wahoo Locker facility on property described as lots 1, 2, 3, 10, 11 and 12, Block 152, County Addition to Wahoo, commonly known as 205 West 5<sup>th</sup> street, as filed by Charles Emswiler was declared open at 7:04 p.m. The Chair called for comments from the public. Charles Emswiler stated that the footprint of the building is the only thing that will change. All activity will still be done inside and the same building materials will be used as before. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:06 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; and DuBois, yes. Absent and not voting: Gigstad, Vaught and Krueger. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the provided plans for the expansion. A motion was made by Houfek, seconded by Kleffner, to recommend approval for the expansion of the existing Wahoo Locker facility with the addition of proposed meat processing area and freezer storage. Roll call vote: Houfek, yes; Kleffner, yes; Vculek, yes; Pfligler, yes; DuBois, yes; and Wilcox, yes. Absent and not voting: Krueger, Vaught, and Gigstad. Motion carried.

Public hearing on an application for proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.12 C-1 Downtown Commercial zoning district to include light auto body repair and paint, excluding heavy trucks and machinery as a conditional use, as filed by Ahern Wiota was declared open at 7:08 p.m. The Chair called for comments from the public. Ahern Wiota stated that Wiota Auto Body has been in operation at the current location since 1989 and is considered a nonconforming use. Mr. Wiota would like to have the C-1 Downtown Commercial regulations amended so that they would have the option to expand if necessary and not be considered nonconforming. Wiota also stated that light auto body repair is not much different than a service station, which is already listed as a conditional use in the C-1 regulations. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:13 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; DuBois, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Vaught, Gigstad and Krueger. Motion carried.

Discussion was held regarding the proposed amendment. Members discussed the areas that are zoned C-1 as well as some of the regulations that go along with operating a paint booth. A motion was made by Wilcox, seconded by Houfek, to recommend approval of proposed amendment to include light auto body repair and paint, excluding heavy trucks and machinery, provide all displays, merchandise and service work are confined within the walls of the premises as a conditional use within section 5.12 C-1 Downtown Commercial. Roll call vote: Wilcox, yes; Houfek, yes; Pfligler, yes; Vculek, yes; DuBois, yes; and Kleffner, yes. Absent and not voting: Gigstad, Krueger, and Vaught. Motion carried.

Public hearing on an application for proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 7.06 Sign Regulations, to allow pole signs within the NRC-Neighborhood Residential Commercial District, as filed by Sid Dillon Ford Inc. was declared open at 7:25 p.m. The Chair called for comments from the public. Dan Fagervik stated that it is a requirement that all Ford dealerships have a pole sign. Since Sid Dillon Ford is moving from Ceresco to Wahoo, it was planned to relocate the pole

sign from Ceresco to 257 West A Street. The pole sign that would be relocated is 20' tall. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:29 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Wilcox, yes; Pfligler, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Vaught, Gigstad and Krueger. Motion carried.

Discussion was held regarding the proposed amendment. Members discussed the areas that are zoned NRC and what is currently allowed regarding signage in those areas. Members discussed some of the signage that is currently along Chestnut and how Chestnut not being a highway any longer has affected the type of signage needed. Members also discussed the current zoning of the location and the possibility that NRC is not the appropriate zoning for the area. A motion was made by Kleffner, seconded by Pfligler, to not recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06 Sign Regulations, to allow pole signs within the NRC District. Roll call vote: Kleffner, yes; Pfligler, yes; Houfek, yes; Wilcox, no; DuBois, yes; and Vculek, yes. Absent and not voting: Vaught, Gigstad and Krueger. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, to adopt Design Standards for properties located along designated transportation corridors, was declared open at 7:51 p.m. Designated Transportation Corridors are as follows: Highway 77 Expressway; Chestnut Street from 1st Street to Highway 77 Expressway; 1st Street from Highway 77 Expressway to Chestnut Street; and 15th Street from Highway 77 Expressway to Chestnut Street. The Chair called for comments from the public. No comments were offered. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:52 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Wilcox, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Krueger, Gigstad and Vaught. Motion carried.

Discussion was held regarding the proposed amendment. Bobbi Pettit of Five Rule Rural Planning and Kevin Hittle of SSH Architecture were present to answer any questions regarding the Design Standards and the process that the steering committee went through to develop the design standards. Members agreed that the point system that is proposed with the evaluation calculator is a nice way of giving developers some flexibility to meet the requirements without being cost prohibitive. A motion was made by Kleffner, seconded by DuBois, to recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by adopting the Design Standards as presented. Roll call vote: Kleffner, yes; DuBois, yes; Vculek, yes; Pfligler, yes; Houfek, yes; and Wilcox, yes. Absent and not voting: Krueger, Vaught and Gigstad. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, to amend the Zoning Regulations in order to ensure Design Standards are cohesive with the Zoning Regulations, 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 Kleffner, seconded by Houfek, to close public hearing at 8:06 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; and DuBois, yes. Absent and not voting: Vaught, Gigstad, and Krueger. Motion carried.

Discussion was held regarding the proposed amendment. A motion was made by Kleffner, seconded by DuBois to recommend proposed amendment with changes to 1-9 as follows:

1. Add Definition of Design Standards to page 12.
  - a) State that Design Standards are applicable to all sites located within the Gateway Corridor District and Chestnut Corridor District (to be renamed Transportation Overlay)
    - i. Exemptions:
      1. One Unit Dwellings
      2. Two Unit Dwellings

2. On the Zoning Map (see accompanying map):
  - a) Expand Gateway Corridor to cover Highway 92, from Highway 77 to Chestnut Street (currently covers only the 77 Expressway)
  - b) Expand Chestnut Overlay Corridor to cover South Chestnut to Highway 92
  - c) Expand N. Chestnut Overlay to include 15<sup>th</sup> Street
  - d) Rename each overlay to Transportation Overlay.
- ~~3. Create Section 7.27 within the Supplemental Regulations defining the Design Standards and stating the Gateway Corridor and Chestnut Corridors are subject to the standards.~~
4. Create Section 4.12.11: Except on sites where the principal use is a one or two unit dwelling, accessory Structures located on sites within the Transportation Overlay will adhere to the Design Standards.
5. Revise Gateway and Chestnut Overlay District (Section 5.21):
  - a) Combine into one Overlay: Transportation Overlay **throughout the zoning regulations entirety.**
  - b) See attachment for proposed rewrite of Sections 5.21 (Gateway Overlay) and 5.23 (Chestnut Overlay)
6. Add this statement within each Zoning District's Section that the Transportation Overlays cross:
  - a) Permitted and conditional uses located within the Transportation Overlay must adhere to design standards –
    - i. TA
    - ii. LLR
    - iii. R-1
    - iv. R-2
    - v. R-3
    - vi. NRC
    - vii. C-1
    - viii. C-2
    - ix. C-3
    - x. I-1
    - xi. RMD
    - xii. HPD

7. Add Section 6.05.12 to Conditional Permits making adherence to Design Standards (when located in the Transportation Corridor Overlays) another condition for receiving a Conditional Use Permit.
8. Add statement to 7.01.14 to Supplemental Parking that requires all parking lots within the Transportation Corridor Overlays to be surfaced with asphalt and/or concrete and have curbed edging.
9. Add Section 7.05.04 to Supplemental Parking that requires all sites within the Transportation Corridor Overlays to comply with the Design Standards.

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

Discussion was held regarding the approval of the final plat of Toivo Development, a subdivision in the West half of the Southeast quarter of section 4, township 14 North, range 7 East of the 6<sup>th</sup> p.m., City of Wahoo, Saunders County, Nebraska. Members reviewed the information provided. Beavers explained that the property is currently one large parcel and the owner would like to split off one corner of the property in order to construct a single family dwelling with the remainder of the property to be used for townhouses. The property is currently zoned R-3 Residential. The newly created lots meet the requirements for R-3. A motion was made by Houfek, seconded by Wilcox, to recommend approval of the final plat of Toivo Development as presented. Roll call: Houfek, yes; Wilcox, yes; Kleffner, abstain; DuBois, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Krueger, Vaught, and Gigstad. Motion carried.

Discussion was held regarding proposed parking plan for a new office building located on property described as Lot 1, Wahlstrom's First Replat, a replat of lots 1, 2, 3, and 4, Block 1, Wahlstrom's Addition to the City of Wahoo, Saunders County, Nebraska. The item was tabled at the April 4<sup>th</sup> meeting so that a plan with more detail regarding measurements and maneuvering space could be provided. Members reviewed the resubmitted parking plan. The number of required stalls as well as drainage of the area was discussed. A motion was made by Kleffner, seconded by DuBois, to recommend approval of proposed parking plan as presented. Roll call: Kleffner, yes; DuBois, yes; Houfek, yes; Vculek, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Gigstad, Vaught and Krueger. Motion carried.

Information was provided regarding a proposed condominium layout located on lot 2, Colony Subdivision.

Beavers presented his monthly report. Several new homes have been permitted. Information was provided regarding a housing project located in the Westward subdivision.

A motion was made by Kleffner, seconded by Houfek, to approve the minutes of the April 4, 2019 meeting as presented. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Vculek, yes; DuBois, abstain; and Wilcox, yes. Absent and not voting: Krueger, Vaught, and Gigstad. Motion carried.

Meeting adjourned at 9:01 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator