

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 7:04 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: Wilcox, Cady, Vculek, Libal, and Bunger. Absent: Phelps, Blum, Wiebold, and Nielson. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

The public hearing on amendment of Ordinance 1574, Wahoo Subdivision Regulations, by adoption of new Wahoo Subdivision Regulations was declared opened at 7:05 p.m. The Chair called for comments from the public. David Potter of JEO Consulting Group commented that current regulations were adopted in 1997. Dave was present to help answer any questions about draft 3.5 Subdivision Regulations. Mike Lawver commented that the draft needs to be made consistent. Lawver pointed out that in some places they refer to county recorder and others the register of deeds. A motion was made by Wilcox, seconded by Libal to close public hearing at 7:12 p.m. Roll call vote: Wilcox, yes; Libal, yes; Cady, yes; Bunger, yes; and Vculek, yes. Phelps, Wiebold, Blum, and Nielson, absent and not voting. Motion carried.

Discussion was held on the amendment. Cady questioned about sidewalk width and how it would be addressed for walking trails. Potter stated that section 5.13.04 of the draft explains how trails and sidewalks shall conform to the standards determined by the city. Cady commented that he thought it was very well done. A motion was made by Cady, seconded by Vculek to recommend adoption of new Wahoo Subdivision Regulations. Roll call vote: Cady, yes; Vculek, yes; Libal, yes; Bunger, yes; and Wilcox, yes. Phelps, Blum, Nielson, and Wiebold, absent and not voting. Motion carried.

Discussion was held regarding amendment of zoning regulations regarding required parking spaces and use of city right of way for on street parking. Cady questioned where this has become a problem. Harrell explained there was an issue where someone slipped and fell at the courthouse parking lot. Due to legal action it was discovered that the liability is on the city. Guidance is needed to help decide where to allow parking in the city right of way. Lawver states there are several factors that come into play. Utilities need to be considered and also the areas where it is allowed. Allowing parking should not be determined strictly by zoning. Lawver also states, parking has been allowed in several areas and it needs to be consistent with regulations and the municipal code. Wilcox states that the right of way is a good place for parking and would be nice if the liability could be transferred to the property owner. Harrell states that this is something that needs to be figured out, whether we maintain it or not allow it.

Beavers presented his September building report, and discussed current projects: Omaha Steel, several garages and houses still under construction.

Miscellaneous and correspondence:

Morrow reported that JEO has been working on a GIS system that uses permanent survey markers which would be used for any new subdivision, platting and mapping in Wahoo. This will make a big difference in the preparation of subdivisions and a step toward electronic records of infrastructure and boundaries.

A motion was made by Bunger, seconded by Libal, to approve the minutes of the September 6th, 2012 meeting as presented. Roll call vote: Bunger, yes; Libal, yes; Vculek, yes; Wilcox, yes; and Cady, yes. Absent and not voting: Phelps, Wiebold, Blum and Nielson. Motion carried.

Meeting adjourned at 7:40 p.m.

Travis Beavers, Building/Zoning Administrator

Approved: