

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 7:01 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: Wilcox, Cady, Vculek, Nielson, and Pfligler. Absent: Phelps, Blum, Wiebold, and Libal. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

The board welcomed Tracy Pfligler as a new member. Board members introduced themselves.

The public hearing on amendment of Ordinance 1886, the Wahoo Zoning Ordinance, Section 7.01 parking requirements and possible adoption of parking overlay district was declared opened at 7:07 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Nielson, seconded by Vculek to close public hearing at 7:08 p.m. Roll call vote: Nielson, yes; Vculek, yes; Cady, yes; Pfligler, yes; and Wilcox, yes. Phelps, Wiebold, Blum, and Libal, absent and not voting. Motion carried.

Discussion was held on the amendment. Wilcox questioned if legal council had been contacted for comment in regards to allowing ROW parking to count towards number of spaces required. Wilcox stated that every driveway could be considered the same situation because of the distance from curb to sidewalk. Cady questioned how we are going to go back on existing businesses and be able to enforce on new businesses. Cady stated that he likes the idea of a permit process and to handle it case by case. A motion was made by Nielson, seconded by Vculek to table until better language is available. Roll call vote: Nielson, yes; Vculek, yes; Pfligler, yes; Cady, yes; and Wilcox, yes. Phelps, Blum, Libal, and Wiebold, absent and not voting. Motion carried.

Gabriel Gonzales and Patricia Starr were present to provide information regarding possible rezone of property at 569 E 1st street from I-2 to C-3.

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

A motion was made by Nielson, seconded by Cady, to approve the minutes of the October 4, 2012 meeting as presented. Roll call vote: Nielson, yes; Cady, yes; Vculek, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Phelps, Wiebold, Blum and Libal. Motion carried.

Meeting adjourned at 8:04 p.m.

Travis Beavers, Building/Zoning Administrator

Approved: