

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 Dan Bunjer at 7:00 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: Bunjer, Cady, Vculek, Wilcox, Phelps, Libal, Wiebold, and Nielson. Absent: Blum. Jerry Peterson, Building Inspector/Zoning Administrator, was also present.

The public hearing on a application for change of zoning on property described as: approximately 20 acres more or less located in the SE ¼ NE ¼ Sec 3 T14N R7E, Saunders County, Nebraska, adjacent to the Union Pacific Railroad and County Road L, from TA-Transitional Ag to I-2 Industrial, as filed by R. Michael and Denise Lawver was declared open to at 7:03 p.m. Michael and Denise Lawver to explain their request and indicated this area would be the area to be sold to Omaha Steel Casting Company for the development of their new facility. Doug Six and Phil Teggart of OSCC were present to explain more about their operations and company. They discussed items including: start date of construction; transitional operation plan for moving from Omaha to Wahoo; environmental issues – Teggart indicated the noise level from the plant would be in the 85-90 db range with the finishing process, and air quality – Teggart stated that their current plant is continually monitored and currently runs at 50% of the allowed limits for air emission standards; traffic counts of the 200 employees and the 15-20 trucks per day in and out of the facility; and hours of the shifts and the various utilities. Questions were also raised on the flooding of the area and both Six and Teggart stated they did not want to force water on to other properties. Teggart and Six, when asked why OSCC selected Wahoo, they both indicated it was partly cost and partly the people of the community and the wiliness of all parties to work together. Six also said the Wahoo Volunteer Fire Department was also checked out pretty closely and that also played a favorable role in their selection. A motion was made by Cady, seconded by Wilcox to close the public hearing at 7:25 p.m. Roll call vote: Cady, yes; Wilcox, yes; Bunjer, yes; Vculek, yes; Phelps,, yes; Libal, yes; Wiebold, yes; and Nielson, yes. Blum, absent and not voting. Motion carried.

A motion was made by Phelps to recommend approval of the requested rezoning from TA-Trans Ag to I-2 Industrial, seconded by Libal. Roll call vote: Phelps, yes; Libal, yes; Bunjer, yes; Cady, yes; Nielson, yes; Wiebold, yes; Vculek, yes; and Wilcox, yes. Blum, absent and not voting.

Harrell shared information on the possible Heritage Heights 5th Addition subdivision application that will likely be on the next agenda.

A motion was made by Wilcox, seconded by Phelps, to approve the minutes of the January 5, 2012 meeting as presented. Roll call vote: Wilcox, yes; Phelps, yes; Vculek, yes; Wiebold, yes; Libal, yes; Bunjer, yes; Cady, yes; and Nielson, yes. Blum, absent and not voting. Motion carried.

Meeting adjourned at 7:30 p.m.

Melissa Harrell, Secretary

Approved: