

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 acting Chair Dan Cady at 7:07 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: Cady, Libal, Vculek, Wiebold, and Phelps. Absent: Blum, Wilcox, Bunjer, and Nielson. Also present: Travis Beavers, Building Inspector/Zoning Administrator.

Public hearing opened at 7:08 p.m. on amendment of the Comprehensive Plan and Zoning Regulations on airspace protection within the city's zoning jurisdiction. No public comments were offered. Moved by Phelps, seconded by Vculek, to close the public hearing at 7:09 p.m. Roll call vote: Phelps, yes; Vculek, yes; Cady, yes; Wiebold, yes; and Libal, yes. Absent and not voting: Blum, Wilcox, Bunjer, and Nielson. Motion carried.

Under statute, local zoning authorities are responsible for administration of airport hazard areas within three miles of an airport. The Nebraska Department of Aeronautics and the Federal Aviation Administration do not exercise local authority. Current regulations do not specifically address airport hazard areas. Moved by Phelps, seconded by Vculek, to recommend approval of the amendment of the Zoning Regulations and Comprehensive Plan regarding airport hazard areas. Roll call vote: Phelps, yes; Vculek, yes; Libal, yes; Wiebold, yes; and Cady, yes. Absent and not voting: Blum, Wilcox, Bunjer, and Nielson. Motion carried.

Public hearing opened at 7:11 p.m. on amendment of the Zoning Regulations on home occupations to consider adding "bait shop" in residential zoning areas. No public comments were offered. Moved by Libal, seconded by Vculek, to close the public hearing at 7:12 p.m. Roll call vote: Libal yes; Vculek, yes; Phelps, yes; Cady, yes; and Wiebold, yes. Absent and not voting: Blum, Wilcox, Bunjer, and Nielson. Motion carried.

Beavers stated there were quite a few inquiries about opening bait shops before the lake opened, but this has dropped off. Cady suggested bait shops as a conditional use would give more control. Members discussed how far the use would be allowed to go until it becomes commercial; a bait shop could range from someone selling a few worms to a mini-sporting goods store. A definition would need to be created. Home occupation regulations currently list general types of enterprises allowed, limit space devoted to the occupation on the property, prohibit hiring of outside personnel, and prohibit noise, odor, traffic, or parking congestion. The bait shop currently operating as a home business is located within an industrial zone, and there have been no complaints. Beavers stated adding "bait shop" to the regulations might cause more problems and recommended leaving the regulations as they are. Moved by Libal, seconded by Wiebold, to recommend no change to the home occupations regulations. Roll call vote: Libal, yes; Wiebold, yes; Vculek, yes; Phelps, yes; and Cady, yes. Absent and not voting: Blum, Wilcox, Bunjer, and Nielson. Motion carried.

Blum entered the meeting at 7:24 p.m.

Curt Bromm, Mike Weiss, Kevin Hittle, and Duane Osmera presented information regarding application by St. Wenceslaus Church for closing 2nd Street between Linden and Beech. Bromm, representing the facilities committee, discussed plans for future expansion for the church and school. Some properties have been acquired and structures removed to start moving forward on these plans. Weiss, principal at St. Wenceslaus School, stated more classroom space is needed. The current playground is bounded by streets on two sides, and elementary students must cross First Street to go to Neumann for lunch. Plans include more classrooms, a library, computer room, and a parish hall/elementary cafeteria. Hittle explained a preliminary plan of the expanded facilities. Cady asked if there have been any concerns raised by neighbors regarding emergency access; Hittle stated they will be talking to neighbors. Libal voiced concern about emergency response time for the area; if Second Street is closed and Third Street remains one way, it is a three-block unbroken section to navigate around, which could delay rescue personnel. Jerry Johnson, Mayor, stated there are future plans for expansion of the Civic Center, and parking is already limited there. If Third Street could be widened to accommodate two-way traffic, that would reduce the impact of closing Second Street. Bromm suggested some additional parking might be made available for the Civic Center along property owned by the church at Third and Linden Streets. Moved by Phelps, seconded by Blum, to recommend the City Council move forward on vacation of Second Street between Linden and Beech Streets. Roll call vote: Phelps, yes; Blum, yes; Cady, yes; Vculek, yes; Libal, yes; Wiebold, yes. Absent and not voting: Wilcox, Bunjer, and Nielson. Motion carried.

Kelly and Cheryl Devlin appeared regarding a planned sign on their property at 455 Commercial Park Road. The State Department of Roads closed access to Wahoo Mercantile from the highway, and as settlement agreed to arrange for a new sign for their business. The sign complies with DOR regulations, is similar in nature to other signs in the vicinity, but is over size and over height for the City of Wahoo current regulations. DOR did not contact the City about sign regulations or a building permit, and Beavers stated he became aware of plans to erect the sign from the Digger's Hotline report.

Beavers and Board members discussed how to deal with this situation, as it is not a conditional use; they did not favor amending the sign regulations at this time. Cady suggested the issue be referred to the City Council, to allow the exception for the sign, and allow the Building Inspector to issue the permit, at no cost, because the situation arose through the action of another government entity. Board members agreed this would be the best course of action, and information will be provided to the City Council for their next meeting.

Beavers presented his May building report, and discussed current projects: one new house permit was issued.

A motion was made by Vculek, seconded by Blum, to approve the minutes of the May 3, 2012 meeting as presented. Roll call vote: Vculek, yes; Blum, yes; Libal, yes; Wiebold, yes; Phelps, yes; and Cady, yes. Absent and not voting: Wilcox, Bunjer, and Nielson. Motion carried.

Meeting adjourned at 8:00 p.m.

Lucinda Morrow, Secretary

Approved: