

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 Scott Nielson at 7:02 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: Vculek, Meyer, Phelps, Pfligler and Nielson. Absent: Wilcox, Blum, Cady, and Libal. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, regarding the addition of Dance Studio as a Conditional Use in the Residential Zoning Districts was declared open at 7:04 p.m. Megan Reisen spoke in favor of the amendment to add Dance Studio as a Conditional Use in the Residential Zoning District. No other public comments were offered. A motion was made by Vculek, seconded by Meyer to close public hearing at 7:07 p.m. Roll call vote: Vculek, yes; Meyer, yes; Pfligler, yes; Nielson, yes; and Phelps, yes. Absent and not voting: Blum, Wilcox, Libal, and Cady. Motion carried.

Discussion was held on the proposed amendment. Beavers stated even though the amendment would be allowing a dance studio in residential areas, parking requirements would have to be met and regulatory conditions would be set. A motion was made by Phelps, seconded by Pfligler to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, to add dance studio as a Conditional Use in the Residential Zoning Districts. Roll call vote: Phelps, yes; Pfligler, yes; Nielson, yes; Meyer, yes; and Vculek, yes. Absent and not voting: Wilcox, Libal, Cady, and Blum. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, regarding parking requirements for the C-1 Downtown Commercial District was declared open at 7:18 p.m. No public comments were offered. A motion was made by Meyer, seconded by Vculek to close public hearing at 7:19 p.m. Roll call vote: Meyer, yes; Vculek, yes; Pfligler, yes; Nielson, yes; and Phelps, yes. Absent and not voting: Libal, Cady, Wilcox, and Blum. Motion carried.

Discussion was held on the proposed amendment. Beavers stated that Section 7.01.08 exempts uses in C-1 Downtown Commercial zoning from complying with parking requirements, which works for the C-1 area where the city provides and maintains parking spaces along the main streets downtown. However, there are many businesses along Chestnut Street and adjoining the downtown area that are zoned C-1, and there are no on street, city maintained spaces. Although most businesses will probably want to provide adequate parking for customers, some may point to 7.01.08 to avoid providing parking. A motion was made by Vculek, seconded by Phelps to recommend amendment to section 7.01.05 and 7.01.08 as proposed. Roll call vote: Vculek, yes; Phelps, yes; Pfligler, yes; Meyer, yes; and Nielson, yes. Absent and not voting: Cady, Wilcox, Blum, and Libal. Motion carried.

A motion was made by Meyer, seconded by Phelps, to reopen discussion to recommend/not recommend conditional use application for auto repair and service in the C-3 General Commercial district on part of Lot 2, all of Lot 3 and part of lot 4 Block 146 County Addition to Wahoo, commonly known as 431 E 6<sup>th</sup> street, as filed by Shane Hake. Roll call vote: Meyer, yes; Phelps, yes; Nielson, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Wilcox, Blum, Libal, and Cady. Motion carried.

A parking plan for the auto repair shop was presented. Beavers stated that for automotive servicing, three spaces per repair stall are required. With the area available from the property owner, Mr. Hake can provide 19 stalls for the business. Nielson questioned what happens if the property owner decides to use the parking lot since the business is operating out of a rented building. A motion was made by Vculek, seconded by Meyer, to recommend approval of conditional use with an annual review and parking plan being utilized for the business as submitted. Roll call vote: Vculek, yes; Meyer, yes; Nielson, yes; Pfligler, yes; and Phelps, yes. Absent and not voting: Blum, Libal, Cady and Wilcox. Motion carried.

A motion was made by Meyer, seconded by Pfligler to reopen discussion on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance regarding accessory structures. Roll call vote: Meyer, yes; Pfligler, yes; Phelps, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Wilcox, Libal, Blum and Cady. Motion carried.

Beavers stated that he has been telling people that they cannot put up pole buildings within city limits and have used the "shall be constructed of materials customarily used in residential construction" as justification to deny pole buildings in town. Beavers would like the regulations to be clear about allowing pole buildings in Large Lot Residential districts, not in other residential districts, which would normally be in the city. A motion was made by Pfligler, seconded by Vculek to recommend amendment to section 4.12.07 and 4.12.09 as proposed. Roll call vote: Pfligler, yes; Vculek, yes; Phelps, yes; Meyer, no; and Nielson, yes. Absent and not voting: Wilcox, Cady, Blum, and Libal. Motion carried.

A motion was made by Meyer, seconded by Pfligler to reopen discussion on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance regarding off premise signs. Roll call vote: Meyer, yes; Pfligler, yes; Phelps, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Cady, Blum, Libal, and Wilcox. Motion carried.

Beavers explained the need some businesses have for signage along the highway and the difficulties with this due to off premise signs not being allowed in the C-1 zoning along Chestnut Street. A motion was made by Vculek, seconded by Phelps to table the amendment due to lack of wording. Roll call vote: Vculek, yes; Phelps, yes; Meyer, yes; Nielson, yes; and Pfligler, yes. Absent and not voting: Blum, Libal, Wilcox, and Cady. Motion carried.

A motion was made by Meyer, seconded by Pfligler to reopen discussion on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance regarding the sight triangle. Roll call vote: Meyer, yes; Pfligler, yes; Phelps, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Cady, Wilcox, Libal, and Blum. Motion carried.

Beavers explained how the sight triangle could be interpreted differently and the discrepancy between section 2.03.371 and 4.08 of the zoning regulations. Beavers stated Wahoo Parks and Recreation measures the sight triangle 35 feet from the point of nearest intersecting curbs or curb lines and feels this would be an easy way to determine the sight triangle without confusion. By measuring the distance with this method, it wouldn't matter how wide the street is but the distance to be measured needs to be determined. A motion was made by Vculek, seconded by Phelps to table the amendment for time to gather information and wording. Roll call vote: Vculek, yes; Phelps, yes; Meyer, yes; Nielson, yes; and Pfligler, yes. Absent and not voting: Libal, Blum, Wilcox, and Cady. Motion carried.

Beavers presented his August building report, and discussed current projects: Two new homes this month, first basement has been dug at Heritage Heights fifth, workers are making progress on front offices at Omaha Steel, and all contractors are very busy.

Miscellaneous and correspondence:

The Planning Commission welcomed Mark Meyer as a new member.

A motion was made by Vculek, seconded by Pfligler, to approve the minutes of the July 30, 2013 meeting as presented. Roll call vote: Vculek, yes; Pfligler, yes; Phelps, yes; Nielson, yes; and Meyer, yes. Absent and not voting: Libal, Cady, Wilcox and Blum. Motion carried.

Meeting adjourned at 8:17 p.m.

Travis Beavers, Building/Zoning Administrator

Approved: