

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 7:00 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: Cady, Blum, Libal, Pfligler, Wilcox and Vculek. Absent: Phelps, Meyer, and Nielson. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for change of zoning on property described as: Lots 7, 8, and 9, Block 132, County Addition to the City of Wahoo, Saunders County, Nebraska, commonly known as 708 N Linden, from C-1 Downtown Commercial to R-3 Residential, as filed by Philip Dawson and Cynthia Hohl, was declared open at 7:01 p.m. The Chair called for comments from the public. Janet Jonas spoke in favor of the zoning change. No other comments were offered. A motion was made by Libal, seconded by Pfligler, to close public hearing at 7:02 p.m. Roll call vote: Libal, yes; Pfligler, yes; Blum, yes; Vculek, yes; Wilcox, yes; and Cady, yes. Absent and not voting: Meyer, Phelps, and Nielson. Motion carried.

Discussion was held on the rezoning request. Beavers reported to the members that the property is used as a residence, not as a business. Single-family dwellings are not allowed in C-1 zoning, therefore making it very difficult to rebuild at that location in an event of substantial damage.

Nielson entered at 7:04 p.m.

A motion was made by Cady, seconded by Libal, to recommend approval to the Council of the requested change of zoning for the above described property from C-1 Downtown Commercial to R-3 Residential as filed by Philip Dawson and Cynthia Hohl. Roll call vote: Cady, yes; Libal, yes; Wilcox, yes; Vculek, yes; Blum, yes; Pfligler, yes; and Nielson, abstain. Absent and not voting: Phelps, and Meyer. Motion carried.

Beavers presented his December building report, and discussed current projects: Permit issued for a new pole barn and several mechanical permits. Total new home permits issued in 2013 was 10.

Beavers reported he received information regarding the NPZA conference (Nebraska Planning and Zoning Association). The conference will be held March 19-21, 2014 at the Ramada Inn, Kearney, NE. Members were encouraged to attend. Beavers also reported that Patrick Phelps had indicated the need to withdraw his membership from the Planning Commission. Members were asked for suggestions for replacement.

A motion was made by Cady, seconded by Blum, to approve the minutes of the December 5th, 2013 meeting. Roll call vote: Cady, yes; Blum, yes; Nielson, yes; Pfligler, yes; Libal, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Phelps, and Meyer. Motion carried.

Meeting adjourned at 7:10 p.m.

Travis Beavers, Zoning Administrator

Approved: