

The Wahoo Planning Commission met in regular session and in accordance with agenda posted at City Hall, Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. Meeting was called to order by acting Chair Scott Nielson at 7:00 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, Vculek, Houfek, Pfligler, and Libal. Absent: Blum, Meyer and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held on approval to amend Ordinance 1886, the Wahoo Zoning Ordinance, regarding sign regulations, section 7.06.06. Public hearing was held April 3rd, 2014. Beavers stated the way section 7.06.06 is written, any sign that is not currently in conformance with the sign regulations could not be issued a permit for anything. Changing out the face of a sign would not even be allowed. The goal of making a change to this section is to allow for the maintenance of existing signs that are not in compliance with our sign regulations and also to allow things like changing out the face of a sign as long as the size and height are not altered.

A motion was made by Houfek, seconded by Libal, to recommend approval to amend Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06.06 as follows:

7.06.06 Permits Required

1. If as sign requiring a permit under the provision of this ordinance is to be placed, constructed, erected, or modified on a zone lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Section 7.09.
2. Furthermore, the property owner shall maintain in force, at all times, a sign permit for such sign in accordance with Section 7.09.
3. No signs shall be erected or placed in the public right-of-way except in accordance with Section 7.08.01.
4. Except as otherwise provided in this paragraph, no sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this ordinance (including those protecting existing signs) in every respect and with the Common Signage Plan in effect for the property. Any existing sign that does not meet the requirements of this Chapter shall be deemed a nonconforming sign and shall either be removed or brought into compliance with the City's Zoning Regulations when a substantial alteration to the sign is made. For purposes of this Section, a "substantial alteration" shall be defined as repair or refurbishing of any sign that alters its physical dimensions or height, or replaces any integral component of the sign including, but not limited to, alterations to exterior cabinets, bases, or poles. No such sign may be enlarged or altered in a way which increases its nonconformity; however customary maintenance may be permitted. "Customary maintenance" shall be defined as any activity or work performed for the purpose of actively maintaining the sign in the existing approved physical configuration and size dimensions at the specific location approved by the City and includes the following:
 - a. Repainting the sign text, cabinet, or other component of the sign; or
 - b. Changing the advertising message; or
 - c. Routine maintenance with substantially the same materials.

Furthermore, a nonconforming sign may remain in use provided no additions or enlargements are made thereto and no structural alterations are made therein, except as permitted for "customary maintenance" as described above. If said nonconforming sign is destroyed or removed, every future sign at the same location must be in conformance with the provisions of this Chapter.

Roll call vote: Houfek, yes; Libal, yes; Cady, yes; Nielson, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Blum, Meyer and Wilcox. Motion carried.

Beavers presented his May building report, and discussed current projects: Several mechanical & plumbing permits, two new homes, pole building and several other permits.

Beavers stated that there have been several conversations with cell phone companies regarding tower alterations and upgrades. With any tower alteration, a conditional use permit is required.

A motion was made by Libal, seconded by Houfek, to approve the minutes of the May 1st, 2014 meeting as presented. Roll call vote: Libal, yes; Houfek, yes; Pfligler, yes; Nielson, yes; Cady, yes; and Vculek, yes. Absent and not voting: Wilcox, Meyer and Blum. Motion carried.

Meeting adjourned at 7:19 p.m.

Travis Beavers, Zoning Administrator

Approved: