

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 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, Nielson, Pfligler, and Meyer. Absent were: Libal, Blum, Houfek, and Vculek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

The public hearing on conditional use application to erect a pole sign in the TA-Transitional Agricultural District on property described as BAL E ½ SW 9-14-7 (42.98 acres) LB271 PROP (Hospital & Care Center) Saunders County, Nebraska, commonly known as 1760 County Road J, as filed by Saunders Medical Center, was declared opened at 7:00 p.m. The Chair called for comments from the public. Tyler Toline spoke on behalf of Saunders Medical Center. Toline stated the proposed sign would be lighted, visible on both sides and located North of the hospital.

Vculek entered the meeting at 7:02 p.m.

Nielson questioned why the pole sign is being proposed on the TA property rather than on the C-2 hospital property. Toline stated that because of the parking lot area and possible future expansion, the sign needed to be placed so it would not have to be moved later. A motion was made by Meyer, seconded by Cady to close public hearing at 7:04 p.m. Roll call vote: Meyer, yes; Cady, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Houfek, Libal, and Blum. Motion carried.

A motion was made by Meyer, seconded by Vculek to recommend approval of the conditional use permit to allow a pole sign to be erected in the TA-Transitional Agricultural District as presented. Roll call vote: Meyer, yes; Vculek, yes; Nielson, yes; Cady, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Blum, Libal, and Houfek. Motion carried.

Public hearing on proposed amendment to the Wahoo Comprehensive Plan 2009, by addition of an Energy Element, was declared opened at 7:05 p.m. The Chair called for comments from the public. David Potter and Phil Luebbert, from JEO Consulting Group, were present. Luebbert explained that in 2010, Nebraska Legislature passed LB997 requiring an energy element in all comprehensive plans by January 1st, 2015. Luebbert explained that energy elements are required to have three components. Energy infrastructure and energy use by sector, utilization of renewable energy sources, and energy conservation measures that benefit the community. Potter stated that if the comprehensive plan does not include an energy element after January 1st, 2015 the comprehensive plan may be deemed invalid as the energy element is now a required component of a comprehensive plan just like land use and annexation plans. A motion was made by Cady, seconded by Nielson to close public hearing at 7:17 p.m. Roll call vote: Cady, yes; Nielson, yes; Vculek, yes; Wilcox, yes; Pfligler, yes; and Meyer, yes. Absent and not voting: Libal, Blum, and Houfek. Motion carried.

A motion was made by Meyer, seconded by Pfligler to recommend approval of proposed amendment to the Wahoo Comprehensive Plan 2009 by adding an Energy Element. Roll call vote: Meyer, yes; Pfligler, yes; Vculek, yes; Cady, yes; Nielson, yes; and Wilcox, yes. Absent and not voting: Blum, Houfek, and Libal. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, regarding Airport Zoning Regulations, was declared opened at 7:19 p.m. The Chair called for comments from the public. David Potter, from JEO Consulting Group, stated that in September 2013, LB140 was passed. LB140 extends the approach zone from three miles to ten miles. The Airport Hazard Overlay District is established as an overlay district for application over any primary zoning district in order to protect the safe use, public investment, and utility of public airports and their Airport Hazard Area, within the City of Wahoo, Ne and its extraterritorial zoning jurisdiction, by limiting the location and height of structures within the operation, approach, transition and turning zones around airports which are licensed by the Nebraska Department of Aeronautics, as designated on the Airport Zoning Map prepared by the Nebraska Department of Aeronautics for the Wahoo Municipal Airport. Potter also stated that zoning regulations and permitting would be the same but if a structure is 150 feet or higher, the Zoning Administrator for the City of Wahoo, would alert the Nebraska Department of Aeronautics. A motion was made by Meyer, seconded by Cady to close the public hearing at 7:32 p.m. Roll call vote: Meyer, yes; Cady, yes; Wilcox, yes; Pfligler, yes; Nielson, yes; and Vculek, yes. Absent and not voting: Houfek, Libal and Blum. Motion carried.

A motion was made by Meyer to recommend approval of the proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by addition of an Airport Hazard Overlay District as presented, motion seconded by Nielson. Roll call vote: Meyer, yes; Nielson, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; and Cady, yes. Absent and not voting: Blum, Houfek, and Libal.

Beavers presented his November building report, and discussed current projects: no new homes, several mechanical & plumbing permits.

Discussion was held regarding a date for the January 2015 meeting. The Planning Commission meeting will be Monday, January 5 2015.

A motion was made by Cady to approve the minutes of the November 6, 2014 meeting as presented, motion seconded by Pfligler. Roll call vote: Cady, yes; Pfligler, yes; Meyer, yes; Wilcox, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Libal, Blum, and Houfek. Motion carried.

Wilcox adjourned the meeting at 7:46 p.m.

Travis Beavers,
Building Inspector/Zoning Administrator