

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

Public hearing on conditional use application to expand an existing conditional use, to wit: automobile sales, by adding parking display area, on property described as lots 1-4, Block 1 Wahlstroms Addition to Wahoo, commonly known as 316 W 11th, as filed by Ryan Vanek, was declared open at 7:01 p.m. The Chair called for comments from the public. No public comments were offered. A motion was made by Nielson, seconded by Houfek, to close public hearing at 7:02 p.m. Roll call vote: Nielson, yes; Houfek, yes; Pfligler, yes; Kleffner, yes; Meyer, yes; Cady, yes; and Wilcox, yes. Absent and not voting: Libal, and Vculek. Motion carried.

Vculek entered at 7:02 p.m.

Discussion was held on the conditional use application. Beavers explained that during review of the property described above, it was discovered that lots 1-3 are zoned NRC-Neighborhood Residential Commercial and lot 4 is zoned R-2 Residential. R-2 Residential does not allow auto sales. Therefore a change of zoning would be necessary for lot 4 prior to the approval of a conditional use permit. Members questioned if the applicant was planning on the removal of structures from the property and what improvements, if any, were going to be made. A motion was made by Houfek, seconded by Kleffner, to table the conditional use request until more information is provided. Roll call vote: Houfek, yes; Kleffner, yes; Wilcox, yes; Vculek, yes; Pfligler, yes; Nielson, yes; Cady, yes; and Meyer, yes. Absent and not voting: Motion carried.

Public hearing on application for change of zoning from C-2 Highway Commercial to I-1 Light Industrial on property described as lots 9, 15, and 18 Wahoo Industries Airpark Subdivision, Saunders County, Nebraska, as filed by Wahoo Concrete, Shane Adcock, and Bryan Banghart, was declared open at 7:10 p.m. The Chair called for comments from the public. Cam McAllister and Kelly Henry spoke in favor of the zoning change. McAllister explained they would like to purchase the properties, utilize existing buildings and construct more buildings for the purpose of office warehousing, and RV/boat self storage within a condominium ownership. McAllister stated that the requested zoning change was due to setback requirements. All storage would be indoors. Ryan Bojanski, Fremont Health Administrator, spoke on behalf of Fremont Medical Clinic. Bojanski stated that Fremont Health purchased property with the understanding that the area was intended for commercial use only and they are against the zoning change since outdoor storage is allowed. Bojanski also stated that surrounding property owners feel the same. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:40 p.m. Roll call vote: Kleffner, yes; Houfek, yes; Meyer, yes; Cady, yes; Nielson, yes; Pfligler, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Libal. Motion carried.

Discussion was held regarding the change of zoning application. Members reviewed the regulations for C-2 and I-1. Members questioned the change of zoning request, stating that there are other options within the C-2 regulations to do what the applicants are asking for. Members agreed that a zoning change can't be justified when a conditional use permit could be obtained and spot zoning is not recommended. A motion was made by Nielson, seconded by Kleffner, to not recommend approval of the requested change of zoning of lots 9, 15, and 18 from C-2 Highway Commercial to I-1 Light Industrial. Roll call vote: Nielson, yes; Kleffner, yes; Houfek, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; Meyer, yes; and Cady, yes. Absent and not voting: Libal. Motion carried.

Melissa Harrell requested the Planning Commission's support of a grant application that will be submitted to the NE Finance Investment Authority to conduct a Housing Study as part of our upcoming Comprehensive Plan update. The grant application is requesting \$11,850 to conduct an in depth housing study that would be included as a component of our updated Comprehensive Plan. This section of the Comprehensive Plan would be listed as an Appendix of our Comp Plan and would be a document that could stand alone as a Housing Study if needed for development purposes. The City has budgeted funds for an update to our Comprehensive Plan in the 2015-16 Budget. We are in the process of negotiating a contract with JEO to complete this work and the housing study would be included as part of this work. A motion was made by Meyer, seconded by Nielson, to authorize the Chair to sign the grant application and letter of support. Roll call vote: Meyer, yes; Nielson, yes; Pfligler, yes; Vculek, yes; Cady, yes; Kleffner, yes; Houfek, yes; and Wilcox, yes. Absent and not voting: Libal. Motion carried.

Beavers reported that work has begun on the new Sid Dillon auto dealership and South Haven therapy addition. Work continues on the duplexes at South Haven and new Subway building. Several houses are still under construction.

A motion was made by Cady, seconded by Houfek, to approve minutes of the October 1, 2015 meeting. Roll call vote: Cady, yes; Houfek, yes; Meyer, yes; Wilcox, yes; Vculek, yes; Pfligler, yes; Nielson, yes; and Kleffner, yes. Absent and not voting: Libal. Motion carried.

Meeting adjourned at 8:06 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator