

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 7:01 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, Pfligler, Nielson, and Vculek. Absent: Blum, Houfek, Libal and Meyer. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing for purpose of hearing testimony of support, opposition, criticism, suggestions, and observations, for a complete update to the Official Zoning Map was declared open at 7:02 p.m. Dave Potter, with JEO Consulting Group, was present. Potter stated that the updated zoning map implements all zoning changes and recent annexations. The updated map also graphically shows the airport hazard overlay and chestnut corridor overlay districts. Potter also stated the updated zoning map does not extend the one-mile zoning jurisdiction which will be addressed when the City of Wahoo updates the comprehensive plan. A motion was made by Cady, seconded by Pfligler, to close public hearing at 7:26 p.m. Roll call vote: Cady, yes; Pfligler, yes; Nielson, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Libal, Houfek, Meyer, and Blum. Motion carried.

Discussion was held on the Official Zoning Map update. Cady questioned why the colors in the map legend do not match the colors on the map for the Industrial zoned areas. Potter stated that the map legend could be change in order to coordinate colors. Members also questioned what could be done with the one-mile jurisdiction in order to include all of the Rolling Hills Subdivision instead of just part of it. Potter stated the City of Wahoo could ask the county for jurisdiction over Rolling Hills Subdivision thru an inter-local agreement. A motion was made by Cady, seconded by Nielson, to recommend the complete update of the Official Zoning Map with the appropriate color corrections being made. Roll call vote: Cady, yes; Nielson, yes; Vculek, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Houfek, Meyer, Libal, and Blum. Motion carried.

A motion was made by Cady, seconded by Nielson, to recommend entering into an inter-local agreement with Saunders County to include Rolling Hills Subdivision within the one-mile jurisdiction of the City of Wahoo. Roll call vote: Cady, yes; Nielson, yes; Wilcox, yes; Pfligler, yes; and Vculek, yes. Absent and not voting: Meyer, Houfek, Blum and Libal. Motion carried.

Discussion was held regarding the possible amendment to section 7.11 Tower Regulations. Beavers explained that in recent months there have been several conversations regarding needed improvements and the potential of new communication towers within the City of Wahoo. Tower developers have indicated that placement of these towers within the "dead zone" is near impossible while meeting the City of Wahoo regulations. In most cases, because of a three hundred percent setback requirement within residential areas, a waiver or variance must be requested. Beavers stated that because of new technology and tower design, the fall radius has been greatly reduced. Members agreed that it may be time to amend the regulations due to new technology. Beavers stated he will continue researching and contact other cities regarding tower regulations.

Beavers reported no new homes, two variance requests and several mechanical permits.

Beavers reported that the NPZA (Nebraska Planning and Zoning Association) annual conference is March 11th to the 13th. The conference is being held in Kearney at the Younes Conference Center.

A motion was made by Nielson, seconded by Pfligler, to approve minutes of the January 5, 2015 meeting. Roll call vote: All yes. Motion carried.

Meeting adjourned at 7:50 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator