

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

Public hearing on application for change of zoning from TA-Transitional Ag to LLR-Large Lot Residential on property described as that part of the Northwest quarter of the Northeast quarter of section 8, township 14 North, range 7 East of the 6th P.M., Saunders County, Nebraska, better known as 1845 County Road K, as filed by John Trutna, was declared open at 7:02 p.m. The Chair called for comments from the public. John Trutna explained that the property is roughly 77 acres and on that property there are two homes, he lives in one and his mom lives in the other. Trutna stated that for estate purposes, their estate planner suggested splitting his mother's property away from the rest of the TA-Transitional Ag property. The 3.01 acre parcel that would be created does not meet the minimum lot size requirement for Transitional Ag therefore the zoning change is needed in order to do the lot split. A motion was made by Cady, seconded by Meyer, to close public hearing at 7:05 p.m. Roll call vote: Cady, yes; Meyer, yes; Nielson, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Libal, Houfek, Vculek, and Blum. Motion carried.

A motion was made by Meyer, seconded by Cady, to recommend approval, to the City Council, of the requested change of zoning and amendment of the official Zoning Map for the above described property from TA-Transitional Ag to LLR-Large Lot Residential, as filed by John Trutna. Roll call vote: Meyer, yes; Cady, yes; Pfligler, yes; Wilcox, yes; and Nielson, yes. Absent and not voting: Blum, Houfek, Vculek, and Libal. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.11 Tower Regulations was declared open at 7:06 p.m. No public comments were offered. A motion was made by Meyer, seconded by Nielson, to close public hearing at 7:07 p.m. Roll call vote: Meyer, yes; Nielson, yes; Cady, yes; Wilcox, yes; and Pfligler, yes. Absent and not voting: Libal, Blum, Houfek, and Vculek. Motion carried.

Discussion was held regarding the amendment of section 7.11 Tower Regulations. Members reviewed tower regulations of other communities. Wilcox stated that the 300% setback requirement seems excessive and feels that 125-150% would be sufficient considering the design of towers now used. Cady stated that setbacks could be different depending on the height of a tower and the regulations should include minimum separation requirements between towers. A motion was made by Nielson, seconded by Cady, to table the action to recommend/not recommend amendment of zoning regulations regarding towers until better language is available. Roll call vote: Nielson, yes; Cady, yes; Wilcox, yes; Meyer, yes; and Pfligler, yes. Absent and not voting: Blum, Houfek, Libal, and Vculek. Motion carried. Beavers will provide different language for approval at the April 2nd meeting.

Beavers reported no new homes, several mechanical and plumbing 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 February 5, 2015 meeting. Roll call vote: All yes. Motion carried.

Meeting adjourned at 7:32 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator