

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

Discussion was held regarding approval of conditional use application to allow the display and sale of portable buildings in the NRC-Neighborhood Residential Commercial District on property described as lots 1-2 & South 55 ½ ft. of lot 3 Block 5 Wahlstroms Addition to the City of Wahoo, Saunders County, Nebraska, commonly known as 951 N Chestnut, as filed by TJ Group Investments, LLC c/o Todd Jansa. Item was tabled April 2nd. Members reviewed the site plan provided by the applicant.

Vculek entered at 7:02 p.m.

Jovan Lausterer, city attorney, stated that there are three alternatives for the planning commission to consider: 1) the buildings are considered accessory buildings under a conditional use permit and are thus required to meet regulations for accessory buildings in the NRC district, 2) the business is a retail business therefore the display of goods on the exterior is strictly prohibited, or 3) the business doesn't meet the characteristics of either a permitted or conditional use and therefore is not allowed. A motion was made by Meyer, seconded by Houfek to recommend approval of the conditional use application with buildings meeting all of the NRC regulations for accessory buildings. Roll call vote: Meyer, yes; Houfek, yes; Cady, no; Vculek, yes; Libal, yes; Pfligler, yes; and Nielson, no. Absent and not voting: Blum and Wilcox. Motion carried.

Public hearing on conditional use application to add a sand volleyball court and beer garden in the C-1 Downtown Commercial District on property described as lots 1-6 Block 1 Chillbergs Addition to the City of Wahoo, Saunders County, Nebraska, commonly known as 1499 N Chestnut, as filed by Catchhammer LLC, signed by Todd Jansa for Chips Restaurant and Bar, was declared open at 7:12 p.m. The Chair called for comments from the public. Jennifer Pinkelman spoke in favor of the conditional use. Pinkelman stated that they would like to add a new patio area and a sand volleyball court to the South of the restaurant. The new area will be enclosed by a six foot high privacy fence with an additional ten foot high net barrier on top to prevent balls from leaving the area. The lights will be on the west side of the property and directed to the East away from residential property. Because of parking concerns, they would like to add parking on 14th street and would ask to utilize the National Guard parking lot to the North and Lierman Excavating parking lot to the East. Pinkelman also stated that they would like leagues to be twenty-one years of age but if minors were to play, no alcohol would be served. A motion was made by Cady, seconded by Houfek, to close public hearing at 7:25 p.m. Roll call vote: Cady, yes; Houfek, yes; Nielson, yes; Libal, yes; Pfligler, yes; Vculek, yes; and Meyer, yes. Absent and not voting: Wilcox, and Blum. Motion carried.

Discussion was held on the conditional use. Beavers stated that parking requirements for this type of use is calculated by occupancy load and by rough calculation those parking requirements cannot be met on premise. Beavers also stated that City Council may permit space to be provided on other off-street property, provided such space lies within 400 feet of an entrance to the principal use. A motion was made by Meyer, seconded by Libal, to recommend approval of the conditional use application. Roll call vote: Meyer, yes; Libal, yes; Vculek, yes; Cady, yes; Houfek, yes; Pfligler, yes; and Nielson, yes. Absent and not voting: Blum and Wilcox. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 4.12 Accessory Buildings and Uses, to allow for garages within city limits to be of pole type construction, was declared open at 7:34 p.m. The Chair called for comments from the public. Russell Ahlers spoke in favor of the amendment. A motion was made by Libal, seconded by Meyer, to close the public hearing at 7:40 p.m. Roll call vote: Libal, yes; Meyer, yes; Vculek, yes; Pfligler, yes; Houfek, yes; Cady, yes; and Nielson, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Discussion was held on the amendment. Members reviewed information regarding post framed buildings. A motion was made by Libal, seconded by Houfek, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 4.12 Accessory Buildings and Uses to allow garages within city limits to be of pole type construction. Exterior materials shall be non-reflective and shall be of a color, material, and scale comparable to existing residential structures in the immediate area. All pole buildings must have a minimum of forty-two inch footing depth for the poles. Roll call vote: Libal, yes; Houfek, yes; Cady, yes; Meyer, yes; Vculek, yes; Pfligler, yes; and Nielson, no. Absent and not voting: Blum and Wilcox. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by adding regulations and definitions of mobile food trucks/trailers, determining zones where such uses are permitted or conditional uses and conditions for such uses, was declared open at 7:53 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Meyer, seconded by Libal, to close the public hearing at 7:54 p.m. Roll call vote: Meyer, yes; Libal, yes; Pfligler, yes; Nielson, yes; Cady, yes; Houfek, yes; and Vculek, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Discussion was held on the amendment. Members discussed restrictions for food trucks/trailers and requirements needed to be licensed as a food vendor. A motion was made by Cady, seconded by Houfek, to table the action to recommend/not recommend amendment of zoning regulations regarding food trucks/trailers until better language is available. Roll call vote: Cady, yes; Houfek, yes; Meyer, yes; Vculek, yes; Pfligler, yes; Libal, yes; and Nielson, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Public hearing regarding a General Redevelopment Plan for Area #8 was declared open at 8:13 p.m. Mike Lawver stated that this is the most important item on the agenda. A motion was made by Houfek, seconded by Libal, to close the public hearing at 8:13 p.m. Roll call vote: Houfek, yes; Libal, yes; Pfligler, yes; Cady, yes; Meyer, yes; Vculek, yes; and Nielson, yes. Absent and not voting: Blum and Wilcox. Motion carried.

Discussion was held regarding the General Redevelopment Plan. Cady commented that it was nicely done. A motion was made by Cady, seconded by Houfek, on resolution to recommend the approval of a General Redevelopment Plan for Area #8. Roll call vote: Cady, yes; Houfek, yes; Nielson, yes; Libal, yes; Pfligler, yes; Vculek, yes; and Meyer, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Public hearing regarding a specific Redevelopment Contract for Dillon's Development was declared open at 8:16 p.m. No comments were offered. A motion was made by Houfek, seconded by Libal, to close the public hearing at 8:16 p.m. Roll call vote: Houfek, yes; Libal, yes; Cady, yes; Nielson, yes; Pfligler, yes; Vculek, yes; and Meyer, yes. Absent and not voting: Blum and Wilcox. Motion carried.

Discussion was held on resolution of a specific Redevelopment Contract for Dillon's Development. Cady stated that it is a good project and a good use of tax increment financing. A motion was made by Meyer, seconded by Houfek, on resolution to recommend the approval of a specific Redevelopment Contract for Dillon's Development. Roll call vote: Meyer, yes; Houfek, yes; Nielson, yes; Cady, yes; Vculek, yes; Libal, yes; and Pfligler, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Discussion was held regarding approval of the proposed parking lot for the new Sid Dillon Chevrolet Buick location. Beavers stated that one loading space is required and because of the number of required stalls the plan needs to include five bicycle spaces and three accessible spaces. A motion was made by Cady, seconded by Houfek, to recommend approval of the proposed parking lot with the proper changes needed to include all required spaces. Roll call vote: Cady, yes; Houfek, yes; Vculek, yes; Meyer, yes; Pfligler, yes; Libal, yes; and Nielson, yes. Absent and not voting: Wilcox and Blum. Motion carried.

Beavers presented the monthly building report. Several projects coming up and Sid Dillon Chevrolet will be getting started with ground work for the new dealership.

A motion was made by Houfek, seconded by Meyer, to approve minutes of the April 2, 2015 meeting. Roll call vote: All yes. Motion carried.

Meeting adjourned at 8:24 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator