

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

Public hearing on conditional use application to expand a nonconforming use by allowing for the construction of a 220,000 bushel grain bin in an I-2 Heavy Industrial District, on property described as a parcel of land located in the SE of the NE, NE of the SE, NW of the SW, of Section 3, Township 14 North, Range 7 East of the Sixth p.m., City of Wahoo, Saunders County, Nebraska, better known as 700 N Spruce, as filed by Farmers Union Coop, was declared open at 7:01 p.m.

Meyer entered at 7:01 p.m.

The Chair called for comments from the public. John Trutna spoke on behalf of Farmers Union Coop. Trutna stated that the proposed grain bin will be located directly North of the one constructed in 2008 and will also be the same size. Trutna also stated that truck traffic will not be increased because currently when they get full of grain they get trucks to haul the grain to other locations and with more storage that won't be necessary. A motion was made by Cady, seconded by Kleffner, to close public hearing at 7:03 p.m. Roll call vote: Cady, yes; Kleffner, yes; Wilcox, yes; Meyer, yes; Libal, yes; Pfligler, yes; Vculek, yes; and Houfek, yes. Absent and not voting: Nielson. Motion carried.

Discussion was held on the conditional use application. Beavers explained that Farmers Union Coop had to apply for a variance to allow for the construction of the grain bin with less than required setbacks and the Board of Adjustments voted in favor of the request on January 11 2016, to allow for a three foot setback from the East property line. Beavers also explained that within the I-2 Heavy Industrial zoning regulations, grain elevators are not a permitted or a conditional use but the expansion of a nonconforming use is a conditional use. Therefore Farmers Union Coop had to apply for the conditional use. Members reviewed the site plan and information provided. A motion was made by Kleffner, seconded by Meyer, to recommend approval of the conditional use application to expand a nonconforming use on property described above by allowing the construction of a 220,000 bushel grain bin in an I-2 Heavy Industrial District. Roll call vote: Kleffner, yes; Meyer, yes; Cady, yes; Libal, yes; Pfligler, yes; Vculek, yes; Houfek, yes; and Wilcox, yes. Absent and not voting: Nielson. Motion carried.

Beavers reported that one new home permit has been issued. Work continues on the duplexes at South Haven and South Haven therapy addition. Several houses are still under construction. Beavers is still working with tenants at the West Mobile Home Park located at 479 N Laurel and currently 5 of the mobile homes have been approved to be relocated to the North Mobile Home Park at 2201 N Hwy 77.

Beavers reported that the NPZA (Nebraska Planning and Zoning Association) annual conference is March 9th to the 11th. The conference is being held in Kearney at the Younes Conference Center and Planning Commission members are encouraged to attend.

A motion was made by Meyer, seconded by Houfek, to approve minutes of the December 3, 2015 meeting. Roll call vote: Meyer, yes; Houfek, yes; Libal, yes; Wilcox, yes; Vculek, yes; Pfligler, yes; Cady, yes; and Kleffner, yes. Absent and not voting: Nielson. Motion carried.

Meeting adjourned at 7:25 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator