

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 7:10 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, Krueger, Pfligler, Kleffner, and Vculek. Absent: Houfek, Nielson, Vaught, and DuBois. Melissa Harrell, City Administrator/Clerk/Treasurer, was also present.

Jim Neighbors with Neighbors Family Homes was present to request consideration of the granting of a waiver for the construction of a new home with roof overhangs encroaching into the side yard setback on Lot 84, Heritage Heights First Addition to the City of Wahoo. Also present was the future homeowner. Information was presented in the packet showing approximately 9" of the roof overhang would be extended into the 5' required side yard setback. Mr. Neighbors indicated this was the last lot in this area to be built on and that several of the other homes on similar lots in the area were allowed to have the overhang extend into the side yard setback area. A motion was made by Kleffner, seconded by Vculek to recommend to the City Council a waiver of the 5' setback requirement, as long as the overhang extending into the setback area was no more than 9" into the side yard on both sides of the house. Roll call vote: Kleffner, yes; Vculek, yes; Krueger, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Houfek, Nielson, Vaught, and DuBois. Motion carried.

Dan Martinez with Apex Land Surveying, LLC was present to review a Minor Subdivision Application submitted for the replatting of Lots 1A and 1B in Wahoo Commercial Park. Martinez reviewed the plan with the members, explaining the entire Lot 1 (Parcels A & B) would be split into 3 lots, to be called Lots 1-3, Menn Commercial Park Subdivision, and answered questions about access to the most western lot. Harrell indicated the Lower Platte North NRD had expressed concerns about storm water drainage in the most western lot, but that our Subdivision Regulations are fairly strict regarding containment of storm water and that the City would be reviewing this when development plan were presented. A motion was made by Kleffner, seconded by Krueger, to recommend approval of the Menn Commercial Park Subdivision as presented to the City Council. Roll call vote: Kleffner, yes; Krueger, yes; Pfligler, yes; Wilcox, yes; and Vculek, yes. Absent and not voting: Houfek, Nielson, Vaught, and DuBois. Motion carried.

Kevin Anderson and Jeff Ray with JEO Consulting Group were present to update the Planning Commission on the Comprehensive Plan update process and the work of the Mayor's Advisory Group. They reviewed some of the demographic information that will be included in the updated plan, discussed the Town Hall Workshop that was held, and talked about the processes the Mayor's Advisory Group has been going through and the main points of focus of their discussion. Anderson and Ray also presented a draft copy of the Future Land Use Map that will be included in the update of the Comprehensive Plan. Much discussion was held on the Future Land Use Map and changes from the current Land Use Map. Anderson estimated a draft of the update would be available for review by the end of September.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the July 7, 2016 meeting. Roll call vote: Kleffner, yes; Pfligler, yes; Wilcox, yes; Vculek, yes; and Krueger, yes. Absent and not voting: Houfek, Nielson, Vaught, and DuBois. Motion carried.

Meeting adjourned at 8:35 p.m.

Approved:

Melissa M. Harrell  
City Administrator/Clerk/Treasurer