

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: DuBois, Krueger, Houfek, Pfligler, Vaught, Kleffner, Wilcox and Vculek. Absent: Gigstad. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing regarding an application on proposed amendment to Ordinance 1886, The Wahoo Zoning Ordinance, Section 4.12.04 and tables 5.07.06, 5.08.06, and 5.09.06 regarding the maximum height and setback requirements for accessory buildings in the R-1, R-2 and R-3, Residential Districts, as filed by Travis Toline, was declared open at 7:01 p.m. The Chair called for comments from the public. Travis Toline spoke regarding the amendment. Toline stated that the purpose for the proposed amendment regarding max height allowed for accessory structures is to give a homeowner the ability to construct an accessory structure that is architecturally compatible with the primary structure. Toline also stated that the amendment regarding minimum setback, when an accessory structure is entered from an alley, would allow for an accessory structure to be closer to the property line than the current required 10' when the door is not perpendicular to the alley. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:05 p.m. Roll call: Kleffner, yes; Houfek, yes; DuBois, yes; Vaught, yes; Vculek, yes; Pfligler, yes; Krueger, yes and Wilcox, yes. Absent and not voting: Gigstad. Motion carried.

Discussion was held on the proposed amendment. DuBois stated that it is a safety concern when doors are located within close proximity to an alley. A motion was made by Wilcox, seconded by Kleffner, to divide the amendment into two separate actions. Roll call: Wilcox, yes; Kleffner, yes; DuBois, yes; Houfek, yes; Krueger, yes; Pfligler, yes; Vaught, yes; and Vculek, yes. Absent and not voting: Gigstad. Motion carried.

A motion was made by Wilcox, seconded by Kleffner, to recommend the amendment regarding the setback of an accessory structure stating that no door of an accessory structure shall be located less than 10' from any alley. Roll call vote: Wilcox, yes; Kleffner, yes; Pfligler, no; Krueger, no; Vaught, no; Vculek, no; Houfek, no; and DuBois, no. Absent and not voting: Gigstad. Motion failed.

A motion was made by Houfek to not recommend the proposed amendment. Motion died due to the lack of a second.

A motion was made by Krueger, seconded by Vaught, to table proposed amendment regarding setbacks until better language is available. Roll call vote: Krueger, yes; Vaught, yes; Vculek, yes; Pfligler, yes; Wilcox, no; Kleffner, yes; DuBois, yes; and Houfek, yes. Absent and not voting: Gigstad. Motion failed.

Discussion was held regarding the maximum allowed height of accessory structures. The proposed amendment would increase the max allowed height from 15' to 30' but shall not exceed the height of the primary structure within the R-1, R-2 and R-3 zoning districts. A motion was made by Kleffner, seconded by DuBois, to recommend amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by increasing the max allowed height of accessory structures in the R-1, R-2, and R-3 zoning districts from 15' to 20' measured from the floor to the midline of a pitch roof but in no case shall exceed the height of the primary structure. Roll call vote: Kleffner, yes; DuBois, yes; Wilcox, yes; Krueger, yes; Pfligler, yes; Vaught, yes; Vculek, yes; and Houfek, yes. Absent and not voting: Gigstad. Motion carried.

Discussion was held regarding the replat of lots 99, 100, and 101, Heritage Heights 3rd Addition to the City of Wahoo. Lot 100 will be divided in half with half being joined with lot 99 and the other half being joined with lot 101 creating lot 99 replat and lot 101 replat. Members reviewed the information that was provided. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the replat of Lots 99 and 101, Heritage Heights 3rd Addition. Roll call: Kleffner, yes; Houfek, yes; DuBois, yes; Pfligler, yes; Vaught, yes; Vculek, yes; Wilcox, yes; and Krueger, yes. Absent and not voting: Gigstad. Motion carried.

Discussion was held regarding the adoption of the Comprehensive Development Plan 2017 of the City of Wahoo. A motion was made by Kleffner, seconded by Vaught, to recommend the adoption of the Comprehensive Plan as presented. Roll call: Kleffner, yes; Vaught, yes; Krueger, yes; DuBois, yes; Vculek, yes; Wilcox, yes; and Houfek, yes. Absent and not voting: Gigstad. Motion carried.

Beavers presented his monthly report. Work continues on several new homes and Wahoo State Bank will be starting footings for the new building soon.

Harry Falke was present and approached the Planning Commission regarding the minutes from the October 5th meeting. Mr. Falke asked that the following changes be made to the minutes.

Harry Falke was present to address the Planning Commission regarding fencing requirements for the I-2 Heavy Industrial zoning district, specifically Wahoo Concrete, located at 710 W 3rd Street. Within the I-2 zoning regulations all outdoor storage shall be within a fenced area away from public access. Falke stated that Wahoo Concrete **was in compliance before they** removed a section of fencing that was on the property therefore they are in violation of the zoning regulations and should be forced to **reinstall the previous fence which was** a 6' high chain link fence with barb wire on the top in order to be in compliance. Beavers stated that the regulations are not specific to the required type of fence needed to prevent public access therefore it would not be possible to make them install a 6' high chain link security fence. Falke indicated that ~~several other businesses within the I-2 zoning district already have this type of security fencing~~ **every industrial zoned parcel that has a fence has a six foot high chain link fence with barbs on top** therefore the required type of fencing has been determined and should be enforced as such. Commission members stated that this should be looked at but with the help and advisement from the city attorney.

A motion was made by Kleffner, seconded by Houfek, to approve minutes of the October 5, 2017 meeting as amended per Mr. Falke. Roll call vote: Kleffner, yes; Houfek, yes; Pfligler, yes; Vaught, yes; Vculek, yes; Krueger, yes; DuBois, yes; and Wilcox, yes. Absent and not voting: Gigstad. Motion carried.

Meeting adjourned at 8:51 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator