

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

Discussion was held regarding the election of Chair and Vice Chair

Vculek and DuBois entered at 7:02 p.m.

A motion was made by Kleffner, seconded by Vaught, to nominate Wilcox as Chair and Krueger as Vice Chair. Roll call vote: Kleffner, yes; Vaught, yes; Pfligler, yes; Krueger, yes; Wilcox, yes; DuBois, yes; and Vculek, yes. Absent and not voting: Houfek, and Gigstad. Motion carried.

Public hearing on an application for conditional use permit to install an electronic message display sign on existing pole sign on property located in the NRC Neighborhood Residential Commercial district described as the North 70 feet of lots 10-12 Block 36 South Wahoo Addition, commonly known as 141 S Chestnut, as filed by Tri-City Sign Company and Fubar LLC, was declared open at 7:04 p.m. The Chair called for comments from the public. Tim Marchese from Tri-City Sign Company spoke on behalf of Fubar LLC. Marchese stated that all Runza stores are upgrading to the electronic message boards for the ease of changing numbers and advertisements. Marchese also stated that all requirements set forth regarding the display will be met. A motion was made by Kleffner, seconded by Vaught, to close public hearing at 7:07 p.m. Roll call vote: Kleffner, yes; Vaught, yes; Wilcox, yes; Pfligler, yes; Krueger, yes; Vculek, yes; and DuBois, yes. Absent and not voting: Houfek, and Gigstad. Motion carried.

Discussion was held on the conditional use application. Beavers stated that per zoning regulations the maximum sign area for an electronic message display portion of a sign shall be no greater than 35% of the maximum total allowable sign area. The existing pole sign is a non-conforming sign which consists of three separate signs, the Runza main ID sign which measures 4'6" x 12', a 4' x 8' message board, and a 2' x 4' drive thru sign. The current/existing 94 square feet of sign was used to calculate the 35% of the maximum total allowable area which would allow for a 32.9 sq. ft. electronic message board. The existing 4' x 8' message board sign as well as the 2' x 4' drive thru sign will be removed and replaced with the 2'6" x 7'9" electronic message display which is less than 35% of the existing sign total. Members reviewed the information that was provided. A motion was made by Kleffner, seconded by Krueger, to recommend approval of the conditional use application to install an electronic message display sign on existing pole sign as presented. Roll call; Kleffner, yes; Krueger, yes; Pfligler, yes; Vaught, yes; DuBois, yes; Vculek, yes; and Wilcox, yes. Absent and not voting: Gigstad, and Houfek. Motion carried.

Discussion was held regarding the presented final plat for The Ridge 4th Addition. Members reviewed information provided which included comments from the City Engineer. A motion was made by Kleffner, seconded by Krueger, to table the agenda item due to the lack of required information listed within the City of Wahoo subdivision regulations. Roll call: Kleffner, yes; Krueger, yes; DuBois, yes; Vculek, yes; Vaught, yes; Pfligler, yes; and Wilcox, yes. Absent and not voting: Gigstad and Houfek. Motion carried.

Discussion was held regarding building/zoning department fees and charges. Members agreed, as long as fees are in line with other communities and costs incurred by the city are covered, a change would not be necessary.

Discussion was held regarding design standards for the Chestnut Corridor District. Beavers presented examples of design standards from other communities. Members discussed items that they felt should be included within the guidelines and what requirements were important to create an attractive entrance into the city. Members agreed that it would be best to hire a consultant to assist with the process of developing design guidelines.

Beavers reported that several houses are still under construction and he was contacted regarding property for a new Bomgaars store.

Beavers shared information for the upcoming Nebraska Planning and Zoning Association annual conference being held March 8-10, 2017 at the Younes Conference Center, Kearney Ne.

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

Meeting adjourned at 8:13 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator