

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 Josh Krueger at 7:01 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, DuBois, Pfligler, Vaught, and Krueger. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Kevin Andersen from JEO Consulting Group was present to give a brief overview of the updated Comprehensive Plan.

Gigstad and Vculek entered at 7:04 p.m.

Andersen discussed items that were looked at while creating the document and explained what items a comprehensive plan should consist of. Andersen asked members to review the proposed comprehensive plan over the next few weeks so that the required public hearing could be placed on the August 3rd Planning Commission agenda for recommendation.

Public hearing regarding an amendment to the General Redevelopment Plan area 6 (Wahoo Industries Airpark), including a specific redevelopment contract for Bomgaars Development located on lot 1, Airpark-Bomgaars Addition, City of Wahoo, Saunders County, Nebraska, was declared open at 7:20 p.m. The Chair called for comments from the public. Melissa Harrell stated that Bomgaars has applied for tax increment financing for a new proposed building site located at Wahoo Industries Airpark. Harrell briefly explained how TIF works and the process that the application must go through to obtain approval. A motion was made by Kleffner, seconded by Vaught to close public hearing at 7:24 p.m. Roll call vote: Kleffner, yes; Vaught, yes; Pfligler, yes; Vculek, yes; Krueger, yes; Gigstad, yes; and DuBois, yes. Absent and not voting: Wilcox, and Houfek. Motion carried.

Discussion was held regarding the amendment to the General Redevelopment Plan. Members discussed the number of jobs that would be created and the importance of the project to move forward with the use of TIF. A motion was made by Kleffner, seconded by Pfligler, to recommend approval, to the City Council, for the amendment to the General Redevelopment Plan, including a specific redevelopment contract for Bomgaars Development located on Lot 1, Airpark-Bomgaars Addition, City of Wahoo, Saunders County, Ne. Roll call vote: Kleffner, yes; Pfligler, yes; Vaught, yes; Vculek, yes; Gigstad, yes; Krueger, yes; and DuBois, no. Absent and not voting: Wilcox, and Houfek. Motion carried.

A motion was made by Kleffner, seconded by Vaught, to bring from the table the discussion and action to recommend/not recommend approval of preliminary plat for subdivision known as Timber Ridge Estates, a parcel of land containing 129.5 acres more or less, in the SW1/4 OF SECTION 16, TOWNSHIP 14 NORTH RANGE 7 EAST, SAUNDERS COUNTY, NE, as filed by Richard and Karen Ludvik. Roll call vote: Kleffner, yes; Vaught, yes; Pfligler, yes; DuBois, yes; Vculek, yes; Krueger, yes; and Gigstad, yes. Absent and not voting: Houfek and Wilcox. Motion carried.

Dan Martinez of Apex Land Surveying, LLC as well as John Miyoshi and Daryl Andersen from the Lower Platte North NRD were present to answer questions regarding the subdivision. Members questioned if there is adequate water supply in the area of the development and what impact the high capacity well that was just permitted in that area would have on the residential wells. Miyoshi explained that it is in state statute that domestic wells are top priority therefore if the high capacity well affects the domestic wells it would either be shut down or the use would be reduced. Miyoshi stated that there are monitoring wells in the area and it appears that there is an adequate supply of water for the domestic wells. Members discussed the possibility of a community well for the proposed subdivision. A motion was made by Kleffner, seconded by Vculek, to recommend approval of the preliminary plat for subdivision known as Timber Ridge Estates on property described above as presented. Roll call vote: Kleffner, yes; Vculek, yes; Vaught, yes; DuBois, yes; Gigstad, yes; Krueger, yes; and Pfligler, no. Absent and not voting: Wilcox and Houfek. Motion carried.

Public hearing on an application for the expansion of a Conditional Use Permit, in the C-1 Downtown Commercial Zoning District, to add a shop area and cooler storage room to the existing Wahoo Locker facility on property described as lots 1, 2, 3, 10, 11 and 12, Block 152, County Addition to Wahoo, commonly known as 205 West 5th street, as filed by Charles Emswiler was declared open at 8:30 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Kleffner, seconded by DuBois, to close public hearing at 8:31 p.m. Roll call vote: Kleffner, yes; DuBois, yes; Pfligler, yes; Vaught, yes; Vculek, yes; Gigstad, yes; and Krueger, yes. Absent and not voting: Wilcox, and Houfek. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the provided plans for the expansion. A motion was made by Pfligler, seconded by Kleffner, to recommend approval for the expansion of the existing Wahoo Locker facility with the addition of proposed shop area and cooler storage. Roll call vote: Pfligler, yes; Kleffner, yes; Vaught, yes; Vculek, yes; DuBois, yes; Gigstad, yes; and Krueger, yes. Absent and not voting: Wilcox, and Houfek. Motion carried.

Beavers presented his monthly report. One new home was permitted in June. Several nuisances are still being addressed.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the June 15, 2017 meeting. Roll call vote: Kleffner, yes; Pfligler, yes; Vculek, yes; Gigstad, yes; Vaught, yes; Krueger, yes; and DuBois, yes. Absent and not voting: Wilcox, and Houfek. Motion carried.

Meeting adjourned at 8:41 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator