

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 Vice Chair Josh Krueger at 7:03 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, Houfek, Pfligler, DuBois and Krueger. Absent: Vaught, Gigstad, Vculek and Wilcox. Melissa Harrell, City Administrator and Travis Beavers, Building Inspector/Zoning Administrator, were also present.

Public hearing regarding a specific Redevelopment Contract for the Wahoo State Bank project was declared open at 7:05 p.m. The Chair called for comments from the public. Thomas Huston of Cline Williams Wright Johnson & Oldfather, L.L.P spoke on behalf of Wahoo State Bank.

Vculek entered at 7:09 p.m.

Huston explained the benefits and purpose of tax increment financing and the role that the Planning Commission plays in the redevelopment project process. Gregory Hohl, President, CEO and Board Director for Wahoo State Bank also spoke on behalf of Wahoo State Bank. Hohl explained the need for tax increment financing in order for the project to move forward. A motion was made by Kleffner, seconded by Houfek, to close public hearing at 7:15 p.m. Roll call: Kleffner, yes; Houfek, yes; DuBois, yes; Vculek, yes; Pfligler, yes; and Krueger, yes. Absent and not voting: Gigstad, Vaught, and Wilcox. Motion carried.

Discussion was held on the Redevelopment Contract. A motion was made by Houfek, seconded by Pfligler, to recommend the approval of a specific Redevelopment Contract for the Wahoo State Bank project. Roll call: Houfek, yes; Pfligler, yes; DuBois, yes; Vculek, yes; Krueger, yes; and Kleffner, abstain. Absent and not voting: Wilcox, Vaught, and Gigstad. Motion carried.

Public hearing on an application for conditional use permit to erect a pole sign in the gateway corridor district on property zoned C-2 Highway Commercial described as Lot 1, Dry Run Subdivision, a part of the Northwest Quarter of Fractional Section 4, Township 14 North, Range 7 East Wahoo Nebraska, as filed by Casey's Retail Company, was declared open at 7:26 p.m. The Chair called for comments from the public. Matt Sutton of Schemmer Associates was available to answer any questions regarding the proposed sign. Sutton stated that the proposed sign is the standard sign for Casey's retail stores. A motion was made by Kleffner, seconded by Pfligler, to close public hearing at 7:28 p.m. Roll call: Kleffner, yes; Pfligler, yes; Krueger, yes; DuBois, yes; Vculek, yes; and Houfek, yes. Absent and not voting: Gigstad, Vaught, and Wilcox. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the information regarding the proposed sign as well as the requirements for signs in the gateway corridor district and C-2 zoned areas. A motion was made by Kleffner, seconded by Houfek, to recommend approval of the conditional use application to erect a pole sign on property described above as presented with all setbacks being met and sign being internally lighted. Roll call: Kleffner, yes; Houfek, yes; Krueger, yes; Pfligler, yes; Vculek, yes; and DuBois, yes. Absent and not voting: Wilcox, Gigstad, and Vaught. Motion carried.

Discussion was held on the request for proposal regarding design standards. Members reviewed the draft RFP and instructed city staff to place the RFP on the next city council agenda for approval.

Beavers presented his monthly report. Two new home permits were issued for June. There have been three new home plans dropped off this week. Several nuisances have been reported. The Board of Adjustment met June 27th regarding 2 variance requests.

A motion was made by Kleffner, seconded by Pfligler, to approve minutes of the June 7, 2018 meeting as presented. Roll call vote: Kleffner, yes; Pfligler, yes; Houfek, yes; Krueger, yes; Vculek, yes; and DuBois, abstain. Absent and not voting: Vaught, Gigstad, and Wilcox. Motion carried.

Meeting adjourned at 8:12 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator