

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 Michael Kleffner at 7:30 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: Brooks, Vculek, Houfek, and Pfligler. Absent: Rappl, Woita, Wilcox, and Gigstad. Travis Beavers, Zoning Administrator, was also present.

The public hearing on a proposed amendment to Ordinance No. 1886, the Wahoo Zoning Ordinance to add FRD Floodwater Retarding Dam Breach Overlay District and to amend the Official Zoning Map of the City of Wahoo to add the overlay area for the FRD Floodwater Retarding Dam Breach Overlay District to the map, was declared open by Chair Kleffner at 7:32 p.m. Kleffner called for comments from proponents and Jeff Ray from JEO presented information on the request. He explained that the total project would be made up of 11 dams on 10 sited and affect a 100 square mile area. He stated that the project was started in the planning stages 3 decades ago and the funding is available to start the project now. He explained that the next stage would begin in the next year to year and a half and 2 sites dam 6 A & B and & will be done by 2022. Mike Lawver with the Wahoo City Council pointed out that the City will only be dealing with what is in our zoning jurisdiction. Kleffner called for opponents and no objections were presented. A motion was made by Houfek, seconded by Vculek to close the public hearing at 7:43 p.m. Roll call vote: Houfek, yes; Vculek, yes; Brooks, yes; Pfligler, yes; and Kleffner, yes. Absent and not voting: Rappl, Woita, Wilcox, and Gigstad. Motion carried.

Beavers mentioned that the Flood plain is already established by FEMA, that this is the updated breach plan. JEO will clarify what the properties in red are on the map. It was stated that this will not affect the zoning of the properties it will just add an overlay structure to the map, amend the map, and not cause any more restrictions. A motion was made by Houfek, seconded by Pfligler to recommend approval to add the overlay area for the FRD Floodwater Retarding Dan Breach Overlay District to the map. Roll call vote: Houfek, yes; Pfligler, yes; Brooks, yes; Kleffner, yes; and Vculek, yes. Absent and voting: Rappl, Woita, Wilcox, and Gigstad. Motion carried.

Members discussed the application filed by Roger and Glenda Harders to rezone property described as: A 6 acre parcel, more or less, in the Northeast Quarter of Section 33, Township 15 North, Range 7 East of the sixth principal meridian, Saunders County, Nebraska, said property to be rezoned from TA-Transitional Agricultural to LLR-Large Lot Residential. Future land use of the land is listed as Commercial, but this parcel is in the middle of Residential zoning. Discussion was held that the applicant didn't need to submit a new application even though the zoning is different then what was on the initial application. Lawver stated that the City Council amended the request from Commercial to Large Lot Residential and it was sent back to the Planning Commission for a comment. All members were in favor of the change of zoning to Large Lot Residential.

Members discussed the zoning in the transportation corridor. It was discussed that they would like to see the C1 in that corridor change to something else as C1 allows lot line to lot line construction which is intended for the downtown district. It was stated that at this time they are only looking at the East side of the road as the West has houses. It was discussed that the staff should put together a proposal that shows the changes and the pros and cons of the changes for the next meeting.

Beavers discussed that houses are still going and that there are over 20 permitted for the year. He stated that all the lots on Sycamore are sold and that the Hanger Addition for commercial aviation has begun. The Casey's project has been delayed and start time will be in 2020.

A motion was made by Vculek, seconded by Houfek, to approve the minutes of the October meeting as presented. Roll call vote: Vculek, yes; Houfek, yes; Kleffner, yes; Brooks, yes; and Pfligler, yes. Absent and voting: Rappl, Woita, Wilcox, and Gigstad. Motion carried.

Meeting adjourned at 8:20 p.m.

Approved:

Travis Beavers  
Zoning Administrator