

The Wahoo Planning Commission met in special 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 7:08 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: Rappl, Krueger, Vaught, and Wilcox. Absent: Vculek, Gigstad, Kleffner, Pfligler and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Beavers presented his monthly report. Work continues on the new Runza building and several new homes. Some dirt work has begun at the new Casey's General Store location.

Vculek entered at 7:15

Public hearing on an application for proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.11 NRC-Neighborhood Residential Commercial to include child care centers as a permitted use, as filed by Mike Hancock, was declared open at 7:16 p.m. The Chair called for comments from the public. Jennifer Kaminski spoke in favor of the proposed amendment. Kaminski stated that child care centers are allowed in the C-1 Downtown Commercial District, but because of state regulations, the amount of green space required cannot be met. By adding child care centers as a permitted use within the NRC district, more opportunities would be available for opening a child care center that meets the state requirements as well as the needs of the community. A motion was made by Krueger, seconded by Vaught, to close public hearing at 7:22 p.m. Roll call vote: Krueger, yes; Vaught, yes; Wilcox, yes; Rappl, yes; and Vculek, yes. Absent and not voting: Houfek, Gigstad, Kleffner and Pfligler. Motion carried.

Discussion was held regarding the proposed amendment. Members discussed the areas that are zoned NRC as well as some of the regulations that go along with operating a child care center. Members agreed that there is a need for more child care centers but not all of the NRC zoned areas are suitable for that type of use, therefore child care centers should be listed as a conditional use. A motion was made by Krueger, seconded by Vaught, to recommend approval of proposed amendment to include child care centers as a conditional use within section 5.11 NRC Neighborhood Residential Commercial. Roll call vote: Krueger, yes; Vaught, yes; Vculek, yes; Wilcox, yes; and Rappl, yes. Absent and not voting: Gigstad, Houfek, Kleffner and Pfligler. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, regarding animal units and associated definitions was declared open at 7:28 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Vaught, seconded by Rappl, to close public hearing at 7:29 p.m. Roll call vote: Vaught, yes; Rappl, yes; Vculek, yes; Krueger, yes; and Wilcox, yes. Absent and not voting: Houfek, Gigstad, Pfligler and Kleffner. Motion carried.

Discussion was held regarding the proposed amendment. A motion was made by Wilcox, seconded by Vculek, to recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, with the addition of goats to section 2.03.34 animal unit and changes to the definition of prohibited animals, household pet, boarding and training kennel, and commercial kennel as presented. Roll call vote: Wilcox, yes; Vculek, yes; Vaught, yes; Krueger, yes; and Rappl, yes. Absent and not voting: Pfligler, Gigstad Houfek and Kleffner. Motion carried.

A motion was made by Rappl, seconded by Vculek, to approve the minutes of the May 2, 2019 meeting as presented. Roll call vote: Rappl, yes; Vculek, yes; Vaught, yes; Krueger, abstain; and Wilcox, yes. Absent and not voting: Kleffner, Houfek, Pfligler, and Gigstad. Motion carried.

Meeting adjourned at 7:40 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator