

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 7:00 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: Pfligler, Vculek, Kleffner, Rappl, Wilcox, Gigstad, and Krueger. Absent: Vaught and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for a Conditional Use Permit, in the NRC Neighborhood Residential Commercial District, to operate a child care center on property described as lot 1 Falke's Subdivision Replat Wahoo, commonly known as 754 W 9th street, as filed by Coleman, LLC., was declared open at 7:01 p.m. The Chair called for comments from the public. Mike Hancock spoke in favor of the request. Hancock stated that previously 754 W 9th street was the location of a church as well as a head start program which is very close to the same as a child care center. Hancock also stated that there is adequate parking already provided for both the Wahoo Vision Center, which occupies the main level of the building, and the proposed child care center that will occupy the basement of the building. Liz Lacy stated that they would have the capability to provide care for 60 children. They have already had discussions with the Fire Marshal to see what will have to be done to meet the requirements for providing child care at the location. Lacy also stated that the state requires 50 square feet of green space per child for 25% of the kids being cared for which can be provided easily at this location. A motion was made by Kleffner, seconded by Krueger, to close public hearing at 7:04 p.m. Roll call vote: Kleffner, yes; Krueger, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; Gigstad, yes; and Rappl, yes. Absent and not voting: Vaught and Houfek. Motion carried.

Discussion was held regarding the conditional use application. Members reviewed the parking requirements as well as the NRC regulations. A motion was made by Kleffner, seconded by Rappl, to recommend approval of the conditional use permit to operate a child care center on above described property with all state requirements being met. Roll call vote: Kleffner, yes; Rappl, yes; Gigstad, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; and Krueger, yes. Absent and not voting: Vaught, and Houfek. Motion carried.

Public hearing on proposed amendment of the Official Zoning Map to reflect overlay areas for design standards, adjustment of the extra territorial jurisdiction around D R Ranches Subdivision, and update map to reflect approved zoning changes was declared open at 7:08 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Krueger, seconded by Kleffner, to close public hearing at 7:08 p.m. Roll call vote: Krueger, yes; Kleffner, yes; Rappl, yes; Pfligler, yes; Vculek, yes; Wilcox, yes; and Gigstad, yes. Absent and not voting: Vaught and Houfek. Motion carried.

Discussion was held regarding the proposed map amendment. Members reviewed the zoning map and proposed overlays. A motion was made by Kleffner, seconded by Gigstad, to recommend approval of proposed amendment of the Official Zoning Map as presented. Roll call vote: Kleffner, yes; Gigstad, yes; Wilcox, yes; Pfligler, yes; Vculek, yes; Krueger, yes; and Rappl, yes. Absent and not voting: Houfek, and Vaught. Motion carried.

Discussion was held regarding the replat of Lot 1, Country Club Acres, City of Wahoo, Saunders County, Nebraska. Members reviewed the proposed replat. Beavers explained that the original platting included a 100' building setback line which is measured from the center of Co. Rd. J. The property owner would like that setback line to be reduced to match city setback requirements, which is 25' from property line. A motion was made by Kleffner, seconded by Gigstad, to recommend approval of the proposed replat of lot 1 County Club Acres. Roll call vote: Kleffner, yes; Gigstad, yes; Wilcox, yes; Krueger, yes; Pfligler, yes; Rappl, yes and Vculek, yes. Absent and not voting: Vaught and Houfek. Motion carried.

Discussion was held regarding trees within the downtown right of way. Members discussed some of the advantages and disadvantages with having trees in the downtown area. Some of the disadvantages included concerns with underground utilities, leaves in the storm sewers, birds and bird waste, heaving of concrete and cost of maintenance. Some of the advantages included a more appealing downtown, shade, and a softer more inviting environment to attract people to the downtown. Mayor Johnson shared some of the comments and discussions he has had with business owners and the desire to add trees within the downtown area. After review of the pros and cons 2 members were in favor and 5 were against pursuing approval of trees within the right of way.

Discussion was held regarding zoning along Chestnut. Members reviewed the zoning map. Most of the discussion focused on both sides of Chestnut Street from 5th Street to the railroad tracks. Members agreed that several areas along Chestnut are not zoned properly and would like to have it placed on the next agenda with a proposal of changes specifically looking at the C-1 and NRC areas.

Beavers presented his monthly report. Several new homes have been permitted. Runza is nearing completion and dirt work has begun at the new Casey's location.

A motion was made by Gigstad, seconded by Rappl, to approve the minutes of the June 10, 2019 meeting as presented. Roll call vote: Gigstad, yes; Rappl, yes; Kleffner, abstain; Vculek, yes; Pfligler, yes; Krueger, yes; and Wilcox, yes. Absent and not voting: Vaught, and Houfek. Motion carried.

Meeting adjourned at 8:19 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator