

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 acting Chair Mike Kleffner at 7:10 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, Houfek, Kleffner, and Woita. Absent: Gigstad, Rappl, Brooks, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on an application for a Conditional Use Permit, in the I-2 Heavy Industrial Zoning District, to erect a center identification sign on property described as BAL SW EXC 31ST ST & AIRPORT RD ROWS 26-15-7 (118.7 ACRES), commonly known as 1464 E 34th St, as filed by Wahoo Municipal Airport was declared open at 7:10 p.m. The Chair called for comments from the public. Jason Gabel from Sierra Bravo spoke in favor of the request. Gabel stated that the sign will be made of corten steel and will have a natural rusty look with minimum shrubbery and landscaping. The sign will be located at the entrance to the airport off of 34th Street. He stated that Sierra Bravo will pay for the sign but that it will be a permanent structure at the airport. A motion was made by Houfek, seconded by Vculek, to close public hearing at 7:17 p.m. Roll call vote: Houfek, yes; Pfligler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Discussion was held regarding the application for a Conditional Use Permit for the center identification sign. Members reviewed the signs that are permitted and the set back requirements. It was discussed that the sign does not need to be internally lit. A motion was made by Houfek, seconded by Pfligler, to approve the conditional use permit to erect a center identification sign on the property described. Roll call vote: Houfek, yes; Pfligler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Public hearing on an application for a Conditional Use Permit, in the TA – Transitional Agriculture zoning district, to construct an accessory structure within the Lake Wanahoo Conservation District on property described as TR SE SE 22-15-7, A 5.907 parcel, commonly known as 1705 County Road 16 as filed by James Chvatal was declared open at 7:23 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by Woita, to close public hearing at 7:23 p.m. Roll call vote: Houfek, yes; Pfligler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Discussion was held regarding the application for Conditional Use Permit to construct an accessory structure in the Lake Wanahoo Conservation District. It was discussed that this property is Trans Ag and is considered undersized. The structure would meet all setback regulations. However, this parcel is in the airport flight zone. When the landing strip changes for the airport the house and other structures on the parcel will need to be removed. Members stated that they would like to know when the landing strip is to be relocated before deciding. A motion was made by Houfek, seconded by Pfligler to table the discussion until the Airport responds with timeframe. Roll call vote: Houfek, yes; Pfligler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Public hearing on the proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by amending regulations regarding signs within the designated Transportation Corridors was declared open at 7:39 p.m. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by Vculek, to close public hearing at 7:40 p.m. Roll: Houfek, yes; Pfligler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Discussion was held regarding regulations regarding signs within the designated Transportation Corridors. It was stated that pole signs will be allowed on the expressway as a Conditional Use. The wording will help clean up the design standard vocabulary and existing pole signs on Chestnut will be phased out, and new pole signs will not be allowed to be established. It was stated that this will allow Chestnut to be cleaned up and look more inviting. A motion was made by Woita, seconded by Houfek to prohibit pole signs in Areas A and B of the Transportation Corridor and to allow one on the premise in Area C. Roll: Houfek, yes; Pflugler, yes; Kleffner, yes; Woita, yes; and Vculek, yes. Absent and not voting: Gigstad, Rappl, Brooks, and Wilcox. Motion carried.

Discussion was held regarding zoning along Chestnut. Members reviewed the zoning map. Most of the discussion focused on both sides of Chestnut Street from 15th 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 and changing the zoning of those areas. Members were looking into what zoning would fit the area better or making a new zoning category. They also were talking about moving zoning lines as well.

Beavers discussed current and upcoming projects. Work continues on several new homes. Casey's has started working on grading. Runza is still finishing up but is open. The variance request for a new pole sign at Sid Dillon Ford was not approved.

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

Meeting adjourned at 8:44 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator