

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 acting chair Tracy Pfligler 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, Woita, Rappl, Houfek, and Brooks. Absent: Kleffner, Wilcox and Gigstad. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held regarding the election of Chair and Vice Chair

A motion was made by Houfek, seconded by Rappl, to nominate Kleffner as Chair. Roll call vote: Houfek, yes; Rappl, yes; Woita, yes; Brooks, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Gigstad, Wilcox, and Kleffner. Motion carried.

A motion was made by Houfek, seconded by Woita, to nominate Rappl as Vice Chair. Roll call vote: Houfek, yes; Woita, yes; Rappl, yes; Brooks, yes; Vculek, yes; and Pfligler yes. Absent and not voting: Wilcox, Gigstad and Kleffner. Motion carried.

The newly elected Vice Chair presided over the meeting.

Public hearing on application for change of zoning from C-3 General Commercial to R-3 Residential on property described as lot 12 block 140 County Addition to Wahoo, better known as 356 E 6th, as filed by Otto-Abbott Investments LLC was declared open at 7:05 p.m. The Chair called for comments from the public. Shawn Abbott spoke on behalf of Otto-Abbott Investments. Abbott stated that 356 E 6th street is currently in the process of being sold and the potential buyer is unable to obtain financing for the property due to the current zoning. Abbott explained that the property has been and will continue to be used as a residence, which is a nonconforming use within the current C-3 zoning. Since it is a nonconforming use, if the structure is damaged beyond 50%, the structure could not be rebuilt as a residence therefore the potential buyer is unable to finance the purchase. Abbott also stated that the future land use map indicates medium to high density residential for all of block 140. A motion was made by Houfek, seconded by Woita, to close public hearing at 7:08 p.m. Roll call: Houfek, yes; Woita, yes; Rappl, yes; Pfligler, yes; Brooks, yes; and Vculek, yes. Absent and not voting: Kleffner, Wilcox and Gigstad. Motion carried.

Discussion was held regarding the zoning change. Members reviewed the information provided as well as the future land use map. A motion was made by Houfek, seconded by Woita, to recommend approval, to the City Council, of the requested change of zoning and amendment of the official Zoning Map for the above described property from C-3 General Commercial to R-3 Residential, as filed by Otto-Abbott Investments LLC. Roll call: Houfek, yes; Woita, yes; Vculek, yes; Brooks, yes; Pfligler, yes; and Rappl, yes. Absent and not voting: Gigstad, Wilcox, and Kleffner. Motion carried.

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 brought to the table. Discussion was tabled at the July 30th meeting so that the Wahoo Municipal Airport could respond with a timeframe regarding planned runway changes that affect the above stated property. Chvatal provide a letter from the Department of Transportation in regards to the future runway. The letter indicates that the timing and funding for the development are not set so will probably continue to adjust and change as it moves forward. The Airport Layout Plan could change the location, size or orientation of the future runway such that the residence would no longer pose a conflict. A letter from the Lower Platte North NRD was also provided showing no objections to the construction of the proposed accessory structure. A motion was made by Pfligler,

seconded by Houfek, to recommend approval of the conditional use permit application to allow the construction of proposed accessory structure as presented. Roll call vote: Pfligler, yes; Houfek, yes; Vculek, yes; Brooks, yes; Woita, yes; and Rappl, yes. Absent and not voting: Gigstad, Kleffner, and Wilcox. Motion carried.

Discussion was held regarding zoning along Chestnut. Members reviewed the zoning map. Most of the discussion focused on the areas along Chestnut that are currently zoned C-1 Downtown Commercial. Staff was instructed to look at the businesses that are within the C-1 zoned area to see if they would be affected if the zoning was changed to NRC Neighborhood Residential Commercial. Members requested that the zoning change be on the next agenda with a proposal of changes.

Beavers presented his monthly report. Work continues on several new homes. Contractors are hoping to start pouring footings for the new Casey's building next month. Beavers met with JEO to review a potential structure within the transportation corridor. The design evaluation calculator was used to see what changes needed to be made to the building in order to be approved.

A motion was made by Houfek, seconded by Pfligler, to approve the minutes of the July 30, 2019 meeting as presented. Roll call vote: Houfek, yes; Pfligler, yes; Rappl, yes; Woita, yes; Vculek, yes; and Brooks, yes. Absent and not voting: Wilcox, Gigstad and Kleffner. Motion carried.

Meeting adjourned at 7:46 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator