

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 Mike Kleffner 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: Vculek, Pfligler, Wilcox, Woita, Kleffner, and Brooks. Absent: Rappl, Gigstad, and Houfek. Melissa Harrell, City Administrator, was also present.

A motion was made by Wilcox, seconded by Pfligler, to open the public hearing for a change of zoning on property described as lot 1 Burkley Subdivision, better known at 1768 N Chestnut, from NRC-Neighborhood Residential Commercial to I-1 Light Industrial, as filed by Bryan Banghart and Robert Kemerling at 7:02 p.m. Roll call vote: Wilcox, yes; Pfligler, yes; Kleffner, yes; Vculek, yes; Woita, abstaining from voting due to conflict of interest that was discussed prior to the meeting; and Brooks, yes. Absent and not voting: Houfek, Rappl, and Gigstad. Motion carried.

Bryan Banghart was in attendance. He stated that He would be leasing the building to James Craft who would be using the building for component assembly. A motion was made by Wilcox to close the open hearing at 7:04 p.m. Seconded by Pfligler. Roll call vote: Wilcox, yes; Pfligler, yes; Kleffner, yes; Vculek, yes; Woita, abstaining; and Brooks, yes. Absent: Rappl, Gigstad, and Houfek. Motion carried.

James Craft was also at the meeting. He stated that he would be making mainly low voltage panels, between 120-240 watts. The panels will be manufactured locally and will be assembled in the building. He stated that parts/pieces would be shipped via regular Fed Ex and UPS delivery. Members asked about anything being stored outside. Craft stated that there would be a dual axel trailer parked outside primarily to haul materials. He was asked about a noise concern. Craft stated that the 6 employees will only be using hand tools, so he said there shouldn't be any noise concerns. Wilcox pointed out that Burkley is already in I-1 and the two properties are side by side so it would not be considered spot zoning. A motion was made by Wilcox to change the zoning on property described as lot 1 Burkley Subdivision, better known as 1768 N Chestnut from NRC zoning to I-1, seconded by Pfligler at 7:08 p.m. Roll call vote: Wilcox, yes; Pfligler, yes; Kleffner, yes; Vculek, yes; Woita, yes; and Brooks, yes. Absent: Rappl, Gigstad, and Houfek. Motion carried. Harrell informed Banghart and Craft that it will be placed on the March 26<sup>th</sup> City Council agenda.

Members looked at and discussed the changes for the C-3 General Commercial Zoning District. Members agreed that it makes sense for monument sales to be included in the permitted uses. Brooks stated that she would like to see motels be listed as hotels to be in line with the definitions that are given in the index of the book. Members stated that they would like to amend the zoning regulations first and then update the zoning along the transportation corridor separately. Members asked that a public hearing be put on next months agenda for the changes to the C-3 Zoning Regulations.

A motion was made by Wilcox, seconded by Woita, to take from the table the application for subdivision known as Center Pointe Estates, a subdivision of that part of the North half of the Northwest quarter of Section 33, Township 15 North, Range 7 East of the Sixth Principle Meridan, Saunders County, Nebraska, as filed by Roger and Glenda Harders at 7:22 p.m. Roll call vote: Wilcox, yes; Woita, yes; Kleffner, yes; Vculek, yes; Pfligler, yes; and Brooks, yes. Absent: Rappl, Gigstad, and Houfek. Motion carried.

Members discussed the traffic impact analysis study that was provided by Harders following the recommendation from the city engineer. They stated the there was still issues with the driveway, site distance and speed. Lots size was appropriate and would want verification that the dedication was done. Members were looking at a plat with lots 1-5 as lots 6-7 were dropped from the plat. Harrell reminded members that they are looking at the whole plat which necessarily would include any outlots created as part of the subdivision process as those tracts need to be properly sized and zoned as well. Woita brought up the number of proposed driveways on County Road M as a concern. It was also discussed that the City does not have authority to

modify the speed limit on County Road M as it is outside the corporate limits of the City and thus is controlled by the county.

A motion was made by Pfligler, seconded by Vculek, to recommend disapproval of the preliminary plat for the subdivision known as Center Pointe Estates at 7:36 p.m. The plat should be disapproved due to: (1) the increased access off of County Road M could create a variable condition that would be unsafe for the area, (2) the traffic impact analysis study doesn't address potential future traffic access to outlots, (3) the preliminary plat is not consistent with existing practices for entering/exiting subdivisions through a common entrance road. Roll call vote: Pfligler, yes; Vculek, yes; Kleffner, yes; Wilcox, yes; Woita, yes; and Brooks, yes. Absent: Rappl, Gigstad, and Houfek. Motion carried.

Judy Maly asked to discuss the potential buyer of the Eagles club would like to change the use of the building if the purchase would take place. She stated that the potential buyer would like to use the dance hall portion of the building to store antique Cadillac cars and then he would rent back the bar and kitchen portion back to the Eagles Club. Member stated that in the C1 zoning district, storage isn't allowed. It was discussed that since the buyer would be storing his own cars would it be considered a Mini Store House, since he isn't renting the storage part out for profit. Members stated that Maly may need to speak to the Fire Marshall as they would be bringing fuel in the cars next to the kitchen. Also, may want to talk to the Fire Marshal about how much of the building will need to be brought up to code. After reading of the C-1 Zoning districts it was discussed that storage doesn't fit in with the intent of the district. Members recommended that Maly work with Travis to answer any further question her or the potential buyer may have.

Harrell stated that Travis' report is in the packet. She stated that the Dryrun Drive on the East side of the Casey's lot will begin construction this spring. She stated that the building has an estimated completion date in 2021.

Discussion was had for the recreational structures within the Lake Wanahoo Conservation District. It was stated that they would be primitive structures with no water and no septic on the West side of the lake for camping purposes. They would be sheds purchased from Rites Sheds out of Greenwood. They would be a 10' X 12' shed with an 18' roof. They would be set on rock and anchored. NRD would purchase the shed and install them. There were some concerns about the anchors. Harrell read an email from Jovan that stated that we could grant the NRD a zoning waiver to erect the structure but it would be required to follow building codes for footing and uplift etc to make sure that they are safe structures. Pfligler stated that she would like to see more information presented to the City to verify the safety of the structures.

A motion was made by Woita, seconded by Pfligler to approve the minutes of the February 6, 2020 meeting with the correction of a misspelled word. Roll call vote: Woita, yes; Pfligler, yes; Kleffner, yes; Wilcox, yes; Vculek, yes; and Brooks, yes. Absent: Rappl, Gigstad, and Houfek. Motion carried

Meeting adjourned at 8:10 p.m.

Approved:

Melissa Harrell  
City Administrator