

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 7:05 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, Kleffner, and Rappl. Absent: Gigstad, Brooks, Wilcox, and Houfek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held regarding a final plat of lot 24 and the Green Area replat, a replat of lots 24 and the Green Area, City View Subdivision in the NW ¼ Section 15, Township 14 North, Range 7 East of the 6<sup>th</sup> P.M., Saunders County, Nebraska, as filed by Ronald & Cathy Sladky. The replat consists of two lots changing the location of the property line between the 2 lots. These lots are in the R-1 Residential Zoning District. Beavers stated that the minimum lot width for R-1 is 75'. The frontage for the Green Area along County Road 17 is only 45.53'. Members reviewed the survey that was provided for the replat. A motion was made by Woita, seconded by Pfligler, to recommend approval, to the City Council, of the requested final plat described above, with the stipulation that no access shall be granted off of County Road 17 for the Green Area due to the lesser than required frontage. Roll call: Woita, yes; Pfligler, yes; Rappl, yes; Kleffner, yes; and Vculek, yes; Absent and not voting: Gigstad, Brooks, Houfek, and Wilcox. Motion carried. The final plat will be on the July 23<sup>rd</sup> agenda for the City Council.

Members discussed the amendments that were made to the C-3 General Commercial District and decided that it is time to move forward with the zoning change along Chestnut street. The zoning change will be changing the C-1 Downtown Commercial areas to C-3 General Commercial. Members instructed staff to move forward with the notification process so that a public hearing could be held regarding the change of zoning along the Chestnut Corridor.

Beavers reported that several of the houses in the Westward Subdivision are framed and subcontractors have started roughing in plumbing and HVAC systems. Staff has been working to resolve several nuisances. Beavers also stated that there has been an application for an appeal request regarding square footage allowed for accessory structures in the Large Lot Residential area.

A motion was made by Pfligler, seconded by Rappl, to approve minutes of the June 4, 2020 meeting. Roll call vote: Pfligler, yes; Rappl, yes; Kleffner yes; Vculek, yes; and Woita, yes. Absent and not voting: Brooks, Wilcox, Gigstad, and Houfek. Motion carried.

Meeting adjourned at 7:35 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator