

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 Mike Kleffner at 7:01 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: Kleffner, Woita, Cervený, Houfek, Wilcox, Vculek, and Pfligler. Absent: Gigstad, and Brooks. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on application for change of zoning from TA- Transitional Ag to LLR-Large Lot Residential, on property described as approximately 13.367 acres, in the SE ¼ NW ¼ of Section 10 and the SW ¼ NE ¼ of Sec 11 all in Township 14 North, Range 7 East of the 6th P.M., Saunders County Nebraska, better known as 1341 Co. Rd. 16, as filed by Scott Smith was declared open at 7:01 p.m. The Chair called for comments from the public. Scott Smith and Blaine Presley were in attendance. No comments were offered. A motion was made by Houfek, seconded by Woita, to close the open hearing at 7:03 p.m. Roll call vote: Houfek, yes; Woita, yes; Kleffner, yes; Cervený, yes; Wilcox, yes; Pfligler, yes; and Vculek, yes. Absent: Gigstad, and Brooks. Motion carried.

Discussion was held regarding the zoning change. Members reviewed the information provided as well as the future land use map. Beavers explained that the current owner is wanting to subdivide the property therefore a rezone would need to take place. It was discussed that the buildings that are on the property now will be grandfathered in as non-conforming. A motion was made by Houfek, seconded by Cervený, to recommend approval, of the change of zoning from TA – Transitional Ag to LLR- Large Lot Residential, as filed by Scott Smith pending subdivision approval. Roll call: Houfek, yes; Cervený, yes; Kleffner, yes; Woita, yes; Wilcox, yes; Vculek, yes; and Pfligler, yes. Absent and not voting: Gigstad, and Brooks. Motion carried.

Discussion was held to recommend/not recommend the approval of the final plat of Smiths Addition, a subdivision in the SE ¼ NW ¼ of Section 10 and the SW ¼ NE ¼ of Sec 11 all in Township 14 North, Range 7 East of the 6th P.M., Saunders County Nebraska, to the City Council. There was discussion about the property lines more specific, that portion of lot 1 that is in a different section as well as a different taxing district. It was discussed that the road will go through the middle of the parcel. The members discussed possibilities with selling that piece of the property in the future as an undersized parcel. Blaine Presley handed out a plat showing that the property could be split into 3 parcels each being 3+ acres if the section line was a problem. A motion made by Wilcox, seconded by Houfek, to recommend approval of the subdivision with the 2 lots as presented to the City Council. Roll Call: Wilcox, yes; Houfek, yes; Kleffner, yes; Woita, yes; Cervený, yes; Vculek, yes; and Pfligler, yes. Absent: Gigstad, and Brooks. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 4.12 regarding size limitations for accessory buildings in the LLR – Large Lot Residential District was declared open at 7:24. The Chair called for comments from the public. No comments were offered. A motion was made by Houfek, seconded by Wilcox, to close the open hearing at 7:25 p.m. Roll call vote: Houfek, yes; Wilcox, yes; Kleffner, yes; Cervený, yes; Woita, yes; Pfligler, yes; and Vculek, yes. Absent: Gigstad, and Brooks. Motion carried.

Discussion was held regarding the wording of the proposed amendment to the ordinance. The revised wording of the amendment was written:

Accessory uses/structures on a lot located in the LLR Large Lot Residential District shall have a combined maximum square footage of 2,400 square feet but shall not exceed the footprint of the primary structure. Lots of more than the minimum three acres may be allowed accessory building space exceeding the 2,400 square feet maximum equal to one percent of additional lot size (434

additional square feet per full acre), but in no case shall the combined total of accessory structures exceed the footprint of the primary structure. Where additional lot size is used to calculate accessory building size above the maximum no subdivision or splitting of the lot area used for calculation shall be permitted. Accessory buildings in LLR District may be of pole type construction.

Members discussed the wording of ordinance and if the intent of the change was reached. A motion made by Wilcox, seconded by Houfek, to recommend the wording of the ordinance as it is written. Roll Call: Wilcox, yes; Houfek, yes; Kleffner, yes; Woita, yes; Cerveny, yes; Vculek, yes; and Pfligler, no. Absent: Gigstad, and Brooks. Motion carried.

Discussion was held regarding the new information for the reconsideration of recommendation to not recommend approval of preliminary plat 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 Principal Meridian, Saunders County, Nebraska, as filed by Roger and Glenda Harders. This item has come back from the City Council with new information supplied by Harders. Previously the members did not recommend the approval of this plat. The new information provided by Harders was the traffic study that was performed, and Resolution 34-2020 from the Saunders County Board of Supervisors, which states that the speed limit will be reduced to 35 MPH on County Road 30 at approximately 400 feet East of the Northwest Corner of Section 33-township 15 North-Range 7 East, thence East, ending approximately 3,000 feet East of the Northwest Corner of Section 33 – Township 15 North- Range 7 East. Members discussed the future uses of County Road M, the amount of access points on the road, and sight distances. Dwight Hanson a Civil Engineer was in attendance. Hanson handed out copies of a report from the access manual, he recommended the plans submitted by Harders indicating that the sight distance would be sufficient. Members decided to give adequate time for JEO to review the study and give their notes and will review again once that is done.

Discussion was held to recommend/not recommend the proposed parking plan for office/storage building on lot 5 Wahoo Industries Airpark Addition to Wahoo. The building will house three offices at this time with hopes of an expansion in the future. The parking plan submitted has 6 parking spaces in the lot one being handicapped. The lot would be hard surface and no curb. The plan meets the requirements for now but not if they expand in the future. A motion made by Wilcox, seconded by Woita, to recommend the parking plan as it was submitted. Roll Call: Wilcox, yes; Woita, yes; Kleffner, yes; Houfek, yes; Cerveny, yes; Vculek, yes; and Pfligler, yes. Absent: Gigstad, and Brooks. Motion carried.

Beavers reported that he has been very busy lately. The properties are moving along at the Westward properties, six are in the drywall stage. Beavers also talked about the remodeling of the daycare for KSS Investments at 1334 N Chestnut, will use the design calculator.

Mayor Jerry Johnson was in attendance and stated that he is working with Economic Development and Lincoln Action to fill up the vacant lots that they have on Chestnut Street. He also stated that he is working on overnight parking in downtown Wahoo for the 2nd floor apartments.

A motion was made by Wilcox, seconded by Pfligler, to approve minutes of the August 6, 2020 meeting. Roll call vote: Wilcox, yes; Pfligler, yes; Kleffner, yes; Woita, yes; Cerveny, yes; Houfek, yes; and Vculek, yes. Absent and not voting: Gigstad, and Brooks. Motion carried.

Meeting adjourned at 8:43 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning
Administrator