

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 Vice Chair Glen Wilcox 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: Cerveny, Gabel, Woita, Brooks, Reece, Pfligler, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, Section 5.12 C-1 Downtown Commercial District, by adding Coffee Kiosks as a permitted use, was declared open at 7:01 p.m. The Chair called for comments from the public. Darrin Hartshorn and Erin Longenecker were present to speak in favor of the proposed amendment. Hartshorn stated that based on the other businesses currently existing along Chestnut Street, which is currently zoned C-1 Downtown Commercial, Coffee Kiosks should be a permitted use. Longenecker stated that they want to have a kiosk along Chestnut Street to better the community and to serve citizens without disrupting the current coffee houses. A motion was made by Woita, seconded by Reece, to close public hearing at 7:07 p.m. Roll call vote: Woita, yes; Reece, yes; Pfligler, yes; Wilcox, yes; Brooks, yes; Gabel, yes; and Cerveny, yes. Absent and not voting: Kleffner, and Gigstad. Motion carried.

Gigstad entered at 7:08

Discussion was held regarding the proposed amendment. Members reviewed the information provided and the C-1 Downtown Commercial District regulations. Members expressed concerns with safety due to drive through lanes crossing sidewalks. C-1 Downtown Commercial does not list restaurants with drive throughs as a permitted or conditional use currently. Members stated that the C-2 Highway Commercial District and the C-3 General Commercial District lists restaurants with drive through lanes as a permitted use but since C-2 and C-3 have required setbacks there isn't safety concerns with vehicle traffic in pedestrian areas like C-1 without setback requirements. Having Coffee Kiosks listed as a conditional use and what conditions could be listed were also discussed. Members also stated that they already gave a recommendation for what needs to be done to clean up the issues regarding zoning for the property where the Coffee Kiosk is being proposed and it was not to amend the regulations. A motion was made by Cerveny, seconded by Wilcox, to not recommend the proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 5.12 C-1 Downtown Commercial by adding Coffee Kiosks as a permitted use. Roll call: Cerveny, yes; Wilcox, yes; Gigstad, yes; Pfligler, yes; Reece, yes; Brooks, yes; Gabel, yes; and Woita, no. Absent and not voting: Kleffner. Motion carried.

Reece recommended listing Coffee Kiosks as a Conditional use within the C-1 Downtown Commercial District and Wilcox recommended rezoning the area in question to C-3 General Commercial as previously recommended. Members were unopposed to either recommendation.

Public hearing to rezone property from 23<sup>rd</sup> street to Highway 77 between Chestnut Street and 17<sup>th</sup> Avenue Road excluding a strip of land abutting the west side of Chestnut Street from C-3 General Commercial to R-2 Residential, was declared open at 7:47 p.m. The Chair called for comments from the public. No public comments were offered. A motion was made by Reece, seconded by Pfligler, to close public hearing at 7:48 p.m. Roll call vote: Reece, yes; Pfligler, yes; Brooks, yes; Gigstad, yes; Wilcox, yes; Cerveny, yes; Woita, yes; and Gabel, yes. Absent and not voting: Kleffner. Motion carried.

Beavers stated that the proper signs were not posted at the property stating the date and time of the public hearing regarding the proposed zoning change therefore a new notice would be sent to the paper and signs posted at the property with a Planning Commission date of January 6, 2022.

A motion was made by Cerveny, seconded by Gigstad, to table the proposed rezone of property from 23<sup>rd</sup> street to Highway 77 between Chestnut Street and 17<sup>th</sup> Avenue Road excluding a strip of land abutting the west side of Chestnut Street from C-3 General Commercial to R-2 Residential. Roll call vote: Cerveny, yes; Gigstad, yes; Pfligler, yes; Reece, yes; Brooks, yes; Gabel, yes; Woita, yes; and Wilcox, yes. Absent and not voting: Kleffner. Motion carried.

Beavers stated that work continues on several houses. Final inspection has been done for the new Casey's General Store with landscaping yet to come. Beavers also stated that the Wahoo Utilities are working on a Wellhead Protection Plan and Overlay Zone

Discussion was held regarding updating the Comprehensive Plan and zoning/future growth around the expressway.

A motion was made by Gigstad, seconded by Reece, to approve the minutes of the November 4, 2021, meeting as presented. Roll call vote: Gigstad, yes; Reece, yes; Brooks, yes; Pfligler, yes; Cerveny, yes; Gabel, yes; Woita, yes; and Wilcox, yes. Absent and not voting: Kleffner. Motion carried.

Meeting adjourned at 8:28 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator