

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: Pfligler, Vculek, Kleffner, Cerveny, Brooks, and Gigstad. Absent: Woita, Houfek, and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Kevin Haynes was present to ask members if it was possible to get approval for a curb cut and driveway access for 153 W 6th street. Haynes stated that he has been working with Travis Beavers and has been before the City Council trying to figure out how to get a driveway at this location for a while now and has not made any progress or had much success. Haynes explained that since on street overnight parking is not allowed, the only area they can park is in the front yard and with a four-wheel drive, driving over the curb is not an issue, but it is a little different story for a minivan. He realizes that there are parking stalls along the area that he wants to install the driveway and the fire department parks along there during rescue calls but does not have a problem with them blocking the driveway in that situation. Haynes also stated that the neighbor to the west already has a driveway on the same street. Members questioned what options are available and what is normally done to approve a driveway. Beavers stated that this property is in the C-1 Downtown Commercial Zoning District and in other similar instances, it was an action by the City Council to deny or approve since downtown parking spaces are involved. There is alley access for this property. Members agreed that this is not a Planning Commission issue and recommended that the item be placed on the City Council agenda for discussion and action.

Discussion was held regarding possible amendment to ordinance number 2114, the City of Wahoo Subdivision Regulations, regarding minimum pavement width. Melissa Harrell was present to explain the reason for the discussion and provided members with some examples of minimum pavement width's required within subdivision regulations of comparable communities. Members reviewed the information provided. The width of several streets within Wahoo were looked at and the pros and cons associated with the driving width were discussed. It was discussed that items like street width greatly impact the cost of development and due to the high cost, could be a major roadblock for future developments. With the lack of available lots, steps need to be taken to help promote development if it can be done without negative impact in the future. Members agreed that narrowing the minimum pavement width should be taken into consideration. Staff will look at some different options and place it on the agenda for a recommendation.

Beavers presented his monthly report. Three new home permits have been approved with another set of plans just being dropped off. All 11 units at Laurel Brooke Estates have had final inspection for occupancy.

A motion was made by Pfligler, seconded by Cerveny, to approve the minutes of the December 3, 2020 meeting as presented. Roll call vote: Pfligler, yes; Cerveny, yes; Kleffner, yes; Vculek, yes; Brooks, yes; and Gigstad, yes. Absent and not voting: Woita, Houfek, and Wilcox. Motion carried.

Meeting adjourned at 7:55 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator