

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 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: Kleffner, Cervený, Woita, Wilcox, Houfek, and Vculek. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held regarding the final plat for proposed subdivision known as North Highlands, a 38.519 acre tract of land more or less, located in part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE 1/4, located in Section 33, Township 15 North, Range 07 East of the 6<sup>th</sup> P.M, Saunders County, Nebraska, as filed by Water Tower Place, LLC on behalf of Russell D Lindgren. Members reviewed the information provided. A motion was made by Woita, seconded by Houfek, to recommend approval of the final plat for North Highlands (phase 1) as presented. Roll call: Woita, yes; Houfek, yes; Wilcox, yes; Kleffner, yes; Vculek, yes; and Cervený, yes. Absent and not voting: Brooks, Pfligler, and Gigstad. Motion carried.

Public hearing on proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, by amending section 7.06 Sign Regulations, regarding wall signs, as filed by Evan Harmon, was declared open at 7:07 p.m. The Chair called for comments from the public. Evan Harmon was present to explain the reason for the proposed amendment. Harmon stated that he would like to place a sign on the face of the building along the alley for his crop insurance business that is in the back of the Rivalry store front. The sign is primarily for branding purposes, to let people know that they are there, and to direct people to the back door where the office is rather than going through the retail part of the building. Harmon also stated that the amendment is proposed to update the current zoning regulations to better reflect what is already being done in the downtown area. A motion was made by Houfek, seconded by Wilcox, to close public hearing at 7:09 p.m. Roll call vote: Houfek, yes; Wilcox, yes; Kleffner, yes; Vculek, yes; Cervený, yes; and Woita, yes. Absent and not voting: Brooks, Pfligler, and Gigstad. Motion carried.

Discussion was held regarding the proposed amendment. Members reviewed the information provided regarding the proposed amendment. The design limitations for wall signs, definition of dual frontage, and the current regulations regarding wall signs within the C-1 Downtown Commercial District were reviewed. Properties that have signage on faces other than the primary face were discussed, as well as the advertisement options that businesses have when there is more than one use in a building. Members also discussed safety concerns with directing pedestrians to a public right of way designed for vehicle traffic without proper sidewalks. A motion was made by Houfek, seconded by Cervený, to not recommend approval of proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, section 7.06, to allow for alleyways to be considered as frontage under the definition of "Dual Frontage". Roll call: Houfek, yes; Cervený, yes; Vculek, yes; Woita, yes; Wilcox, no; and Kleffner, yes. Absent and not voting: Brooks, Pfligler and Gigstad. Motion carried.

Beavers presented his monthly report and reported that several houses are still under construction. Work will be starting at the new Casey's location soon and work has begun on the addition to the Sid Dillon dealership.

Discussion was held regarding decks and the setback requirements for decks being attached/unattached to the primary structure. Beavers stated that the language needs to be looked at to clarify what the separation between a primary structure and a deck should be for it to be considered a detached accessory structure. Accessory structures have less of a rear yard setback requirement than the primary structure. Members agreed that the language should be reviewed and possibly amended to prevent detached decks, that abut the primary structure, from encroaching into the required primary structure setback. This will be placed on the next agenda.

A motion was made by Houfek, seconded by Cervený, to table the minutes of the May 6, 2021 meeting. Roll call vote: Houfek, yes; Cervený, yes; Vculek, yes; Kleffner, yes; Woita, yes; and Wilcox, yes. Motion carried.

Meeting adjourned at 7:56 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator