

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: Cerveny, Gabel, Reece, Pfligler, and Kleffner. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Woita and Brooks entered the meeting at 7:01 p.m.

Public hearing on the rezone of property described as that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 15 N, Range 7 E of the 6th P.M. Saunders County, Nebraska, containing a computed area of 9.39 +/- acres better known as 1740 County Road M, from TA-Transitional Agg to LLR-Large Lot Residential, was declared open at 7:01 p.m. The Chair called for comments from the public. Karla and Craig Curran were present to speak in favor of the proposed rezone. Karla Curran stated that they are requesting to separate the homestead from the farm ground and that it will be under 10 acres. A motion was made by Pfligler, seconded by Cerveny, to close public hearing at 7:02 p.m. Roll call vote: Pfligler, yes; Cerveny, yes; Gabel, yes; Reece, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Discussion was held regarding the proposed zoning change. Beavers pointed out to members that this split is below ten acres and the remainder of the lot will remain Ag at this time. Members discussed that the buildings will remain and the set backs are met. A motion was made by Woita, seconded by Reece, to recommend the rezone of property described as that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 15 N, Range 7 E of the 6th P.M. Saunders County, Nebraska, containing a computed area of 9.39 +/- acres better known as 1740 County Road M, from TA-Transitional Ag to LLR-Large Lot Residential. Roll call: Woita, yes; Reece, yes; Cerveny, yes; Gabel, yes; Pfligler, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Discussion was held regarding whether to recommend or not recommend the approval of the final plat of proposed subdivision described as that part of the SE $\frac{1}{4}$ of Section 28, Township 15 North, Range 7 East of the 6th Principal Meridian, Saunders County, Nebraska. Members discussed that this is could have been done with a lot split, but previously a lot split was already done off of this property with the Curran's property being split off. Members discussed that this property is 300.65 feet off the county road and it is not being isolated or sealed off. A motion was made by Reece, seconded by Cerveny, to recommend the approval of the final plat of proposed subdivision described as that part of the SE $\frac{1}{4}$ of Section 28, Township 15 North, Range 7 East of the 6th Principal Meridian, Saunders County, Nebraska. Members Roll call: Reece, yes; Cerveny, yes; Gabel, yes; Pfligler, yes; Woita, yes; Brooks, yes; and Kleffner, yes. Absent and not voting: Gigstad and Wilcox. Motion carried.

Public hearing on the Conditional Use Permit for a beer garden in the C-1 Downtown Commercial zoning district on property described as the West half of block 150 County Addition to the City of Wahoo, Saunders County, Nebraska, commonly known as 128 W 5th St, as filed by Copper Kong NE, LLC Titles Lounge and Sports Bar, was declared open at 7:09 p.m. The Chair called for comments from the public. Sean Starmer for Titles Lounge was present to speak in favor of the proposed conditional use permit. A motion was made by Cerveny, seconded by Pfligler, to close public hearing at 7:10 p.m. Roll call vote: Cerveny, yes; Pfligler, yes; Gabel, yes; Reece, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Discussion was held regarding the proposed conditional use permit. Members discussed that the beer garden already was approved by the previous owner. The review was denied as it didn't meet requirements. The bar has since been sold and the new owners have fixed the fencing issues and allowed utilities access to the meters. Titles already has the beer garden included for the liquor license. A motion was made by Pfligler, seconded by Woita, to recommend the Conditional Use Permit for a beer garden in the C-1 Downtown Commercial zoning district on property commonly known as 128 W 5th St, as filed by Copper Kong NE, LLC Titles Lounge and Sports Bar. Roll call: Pfligler, yes; Woita, yes; Cerveny, yes; Gabel, yes; Reece, yes; Brooks, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Public hearing on the rezone of property from 23rd Street to Highway 77 between Chestnut Street and 17th 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 7:15 p.m. The Chair called for comments from the public. Beavers mentioned that this is back on the agenda as proper signage was posted on the property stating the date and time of the meeting, as it was discussed at the December 2, 2021 meeting. A motion was made by Reece, seconded by Cerveny, to close public hearing at 7:16 p.m. Roll call vote: Reece, yes; Cerveny, yes; Gabel, yes; Pfligler, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Discussion was held regarding the proposed zoning change. A motion was made by Reece, seconded by Ceverny, to recommend the rezone of property from 23rd Street to Highway 77 between Chestnut Street and 17th 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: Reece, yes; Ceverny, yes; Gabel, yes; Pfligler, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Wilcox, and Gigstad. Motion carried.

Beavers stated that it has been a busy month with a lot of projects going on. He stated that he has new house plans that have been submitted.

A motion was made by Reece, seconded by Pfligler, to approve the minutes of the December 2, 2021, meeting minutes as presented. Roll call vote: Reece, yes; Pfligler, yes; Ceverny, yes; Gabel, yes; Brooks, yes; Woita, yes; and Kleffner, yes. Absent and not voting: Gigstad, and Wilcox.

Meeting adjourned at 7:36 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator