

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, Brooks, Gigstad, Wilcox, Woita, Reece, Pfligler, and Kleffner. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Public hearing on the Conditional Use Permit to construct a Coffee Kiosk in the C-1 Downtown Commercial zoning district on property described as Replat of lots 7, 8, & 9 Block 151 County Addition to the City of Wahoo, Saunders County, Nebraska as filed by 6 Java Boys, LLC, was declared open at 7:00 p.m. Steven Olson of Wahoo, NE and Erin Longnecker were present. Olson stated that as a previous coffee business owner, he understands the need that the Scooters Coffee will fill in town. He stated that he is in favor of having the coffee kiosk. Longnecker stated that they will be local owners of the franchise and most of the money will stay in the community. A motion was made by Wilcox, seconded by Pfligler, to close public hearing at 7:04 p.m. Roll call vote: Wilcox, yes; Pfligler, yes; Cerveny, yes; Brooks, yes; Gigstad, yes; Woita, yes; Reece, yes; and Kleffner, yes. Absent and not voting: Gabel. Motion carried.

Members discussed the entrance of the kiosk being on Chestnut Street. Kleffner asked if an engineer looked at sight triangles for the busy time of the kiosk. Longnecker stated that she believed they had, but the entrance was this way because it allowed for more cars to be stacked in the drive thru area and the drive thru window couldn't be facing Chestnut Street. Members discussed that the entrance being this way it wouldn't be on any sidewalks and wouldn't block pedestrian traffic. Members discussed that the parking design still needs to be reviewed, as well as sign variances and the design standard needs to be met. These are all things the Longneckers are aware of. A motion was made by Pfligler, seconded by Gigstad, to recommend the Conditional Use to construct a Coffee Kiosk in the C-1 Downtown Commercial zoning district on property described as Replat of lots 7, 8, & 9 Block 151 County Addition to Wahoo, with the understanding that that the sign design, landscaping and drainage and the design standards will be met. Roll call: Pfligler, yes; Gigstad, yes; Cerveny, yes; Brooks, yes; Wilcox, yes; Woita, yes; Reece, yes; and Kleffner, no. Absent and not voting: Gabel. Motion carried.

Beavers stated that it has been a busy month with a lot of projects going on. He stated that he has 2 or 3 new house plans that have been submitted as well as a lot of existing projects. Wahoo Locker has started demolition of the old Wahoo Locker. In its place will be a dry storage for the Locker. Otte Oil has moved out to Airpark and is working on completing their landscaping this spring.

A motion was made by Pfligler, seconded by Wilcox, to approve the minutes of the January 6, 2022, meeting minutes as presented. Roll call vote: Pfligler, yes; Wilcox, yes; Cerveny, yes; Brooks, yes; Gigstad, yes; Woita, yes; Reece, yes; and Kleffner, yes. Absent and not voting: Gabel.

Meeting adjourned at 7:51 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator