

The Wahoo Planning Commission met in special 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 Acting Chair Glenn 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: Cervený, Pfligler, Woita, Brooks, Vculek, and Wilcox. Absent: Kleffner, Houfek, and Gigstad. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

At 7:02 p.m. opened public hearing regarding proposed amendment to Ordinance 2114, The City of Wahoo Subdivision Regulations, regarding minimum street pavement width and other minor administrative changes. The Chair asked for comments from the public, no comments were offered. A motion was made by Woita, seconded by Pfligler to close the public hearing at 7:02 p.m. Roll call vote: Woita, yes; Pfligler, yes; Cervený, yes; Brooks, yes; Vculek, yes; and Wilcox, yes. Absent and not voting Kleffner, Houfek, and Gigstad. Motion carried.

Discussion was had between members pertaining to the street width being 31 feet. Members discussed the different street widths in town already. They discussed that the wider streets make the neighborhoods feel safer and easier to navigate around parked cars. Members discussed having main streets in subdivisions be 31 feet wide and go narrower on side streets and cul-de-sacs. Members wanted to clarify the wording “The City may as determine on a case-by-case basis...”. Members wanted the wording to specify who at the City would make that decision. Members also discussed that if the street are narrower the replacement cost are less, and there would be less snow removal. It was also discussed that if the streets are narrower that the utilities could be in the Right of Way. Members discussed that developers could ask for a waiver if they want to ask for less than the required street width. Discussion was also had concerning the minor changes that were also in the subdivision regulations. They discussed not receiving as many hard copies of the paperwork and the approval process of the final plat. A motion was made by Cervený, seconded by Brooks to recommend the approval of the proposed amendments to Ordinance 2114 minus lessening the required 31 feet street width in Section 4.27 footnote number 9. Roll call vote: Cervený, yes; Brooks, yes; Pfligler, yes; Woita, yes; Vculek, yes and Wilcox, yes. Absent and not voting: Kleffner, Houfek, and Gigstad. Motion carried.

Discussion was had on the proposed parking plan for OOP Properties LLC on Lot 17 Wahoo Industries Airpark Addition to Wahoo. The building would require 7 parking stalls, they have 9 stalls, 1 is ADA compliant. The landscaping needs to be addressed as there are 3 trees in the Right of Way and a lot of gravel, that can be addressed later. A motion was made by Woita, seconded by Vculek to recommend the proposed parking plan for OOP Properties LLC on lot 17 Wahoo Industries Airpark Addition to Wahoo as is. Roll call vote: Woita, yes; Vculek, yes; Pfligler, yes; Brooks, yes; Cervený, yes and Wilcox, yes. Absent and not voting: Kleffner, Houfek, and Gigstad. Motion carried.

Beavers presented his monthly report. Plans were submitted for another new house and a duplex, that makes 5 new homes and a duplex for 2021. Beavers has also received a preliminary plat for subdivision North of the high school by water tower. The developer is applying for a zoning change and a zoning text amendment. Also, the NPZA conference will be held via Zoom this year, Beavers instructed that the deadline is the 11th and the City will reimburse costs if any members are interested in attending.

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

Meeting adjourned at 7:58 p.m.

Approved:

Travis Beavers
Building Inspector/Zoning Administrator