

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

Meeting was declared open for the public hearing on an application to rezone property described as 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, 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 from C-3 General Commercial & R-2 Residential to R-2 Residential for all, at 7:01 P.M. Jeff Lake from Summit Development and Kyle Vohl from E&A were in attendance. Voht stated that this is to clean up the map since property lines and zoning lines don't match, this change will make it all residential zoning. A motion was made by Houfek, seconded by Woita, to close the open hearing at 7:02 p.m. Roll call vote: Houfek, yes; Woita, yes; Gigstad, yes; Brooks, yes; Pfligler, yes; Vculek, yes; and Kleffner, yes. Absent: Wilcox. Motion carried.

Beavers stated this is just to clean up the map as there was no plating of the map previously. A recommendation was made by Houfek, seconded by Gigstad to recommend the rezoning from C-3 and R-2 to R-2 zoning for the entire subdivision. Roll call vote: Wilcox, yes; Ceverny, yes; Woita, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Houfek, and Gigstad. Motion carried.

Open public hearing on rezone of property described as: lots 1 & 2 Block 95 County Addition to the City of Wahoo, Saunders County Nebraska, better known as 657E 13<sup>th</sup> St, from R-2 to R-3 Residential, as filed by Hancock Construction. Bill Hancock was in attendance. Hancock stated that his intentions are to build a 3-plex for senior living. He stated that senior living is not available in Wahoo. The 3-plex will be condos that will be purchased by the residents. Hancock mentioned that this property sits right next to R-3 zoning. A motion was made by Houfek, seconded by Pfligler, to close the open hearing at 7:05 p.m. Roll call vote: Houfek, yes; Pfligler, yes; Ceverny, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Houfek, and Gigstad. Motion carried.

Members held a discussion regarding what eliminating the 2 frontages on corner lots would look like for the town outside of just this subdivision. They discussed if they would want to make the wording consistent throughout R1, R2 and R3 zoning districts. Members stated that they would need to look at the language to make it consistent. Due to the need for further review a motion was made by Wilcox, seconded by Ceverny to table the action item and address frontages for R1, R2, and R3 zoning districts at the same time. Roll call vote: Wilcox, yes; Ceverny, yes; Woita, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Houfek, and Gigstad. Motion carried.

Discussion was held to recommend/not recommend approval of proposed parking plan and landscaping plan for Casey's General Store located on property described as 1 Dry Run Subdivision. The company is going with a more traditional look than the originally proposed project. The building and parking lot will be slightly larger than the original plans, as well as the storm water retention and the trash enclosure has changed as well. Beavers didn't anticipate any issues with the proposed changes. Landscaping didn't change. A motion was made by Wilcox, seconded by Woita, to recommend the parking plan as is at 7:59 p.m. Roll call vote: Wilcox, yes; Woita, yes; Ceverny, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent: Houfek, and Gigstad. Motion carried.

A motion was made by Wilcox, seconded by Woita, to approve the minutes of the March 9, 2021 meeting as presented. Roll call vote: Wilcox, yes; Woita, yes; Ceverny, yes; Pfligler, yes; Brooks, yes; Vculek, yes; and Kleffner, yes. Absent and not voting: Houfek, and Gigstad. Motion carried.

Beavers stated that he has had quite a few inspections in March, a couple new house permits were pulled. He stated that Casey's is moving forward, as well as working with Sid Dillion for an expansion for service bays and a carwash. Members questioned the zoning on Chestnut Street to amend the zoning to C3 Zoning. Beavers discussed that this has stalled due to needing an information meeting with the public.

Meeting adjourned at 8:10 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator