

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 Nebraska Open Meetings Act and Title VI. The following board members were present answering to roll call: Pfligler, Reece, Cerveny, Gable, Woita, Kleffner, and Brooks. Absent were Gigstad and Wilcox. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Council members Nagle and Boop were present to listen to the discussion regarding the proposed zoning amendment to C-1 Downtown Commercial District and to be better informed on the discussions by the Planning Commission on this particular issue.

Discussion was held regarding the approval of the proposed replat of Lots 10 and 12, Replat Block 1 Stockings Second Addition, a replat of Lots 10, 11, 12 and the East of 84.5 feet of lot 13, Block 1 Stocking's Second Addition, Wahoo Saunders County, Nebraska. Members reviewed the information provided. Beavers explained that the property owner is wanting to reconfigure the lots into two lots to build two dwellings. The lots are currently zoned TA-Transitional Agricultural and are under-sized non-conforming lots based on the 20-acre minimum size requirement for TA. Although the proposed lots are still under-sized the replat would be making the parcels less non-conforming, therefore a rezoning of the property is not necessary. Beavers stated the property in question is in the floodplain so any development of the property would require compliance with those regulations. A motion was made by Woita, seconded by Reece, to recommend approval of the replat as presented. Roll call vote: Woita, yes; Reece, yes; Pfligler, yes; Gabel, yes; Cerveny, yes; Kleffner, yes; and Brooks, yes. Absent and not voting: Gigstad and Wilcox. Motion carried.

Discussion was held regarding proposed amendment to Ordinance 1886, the Wahoo Zoning Ordinance, specifically Section 5.12 C-1 Downtown Commercial zoning district to include apartments on the first floor (ground level) as a conditional use. The members were reminded there was previously a public hearing held on the potential amendment and following that the Planning Commission had failed to advance a recommendation to the City Council on the request. Beavers reported the Council did introduce and approve the first reading of an ordinance to provide for an amendment to allow residential units on the ground floor in properties located adjacent to NRC, R-1, R-2, and R-3 zoning districts, excluding any properties located along Chestnut Street or 5<sup>th</sup> Street. During the discussion by the Planning Commission concern was expressed by members about existing properties that may take advantage of a change to regulations that would result in ground level apartments in many of the "man cave" style buildings. Additional concern was expressed about the amount of available parking since parking has been an issue for existing downtown apartments. Mike Sullivan was present to answer additional questions the Commission had regarding his submitted proposed amendment. Mr. Sullivan offered to come up with a solution to address parking concerns downtown for the commission to review later. Gable offered examples of other cities of urban style living in commercial areas. Andrew Conzett, an architect present with Mr. Sullivan, offered examples of blending, flexibility, and transitional spaces for commercial/residential spaces in Omaha's new development areas that could potentially be utilized in Wahoo that may allow the Wahoo downtown area to blend the edges of downtown for residential into the commercial areas. No further action was taken.

Discussion was held regarding accessory dwelling units (ADUs). Beavers stated that accessory dwelling units are becoming very popular and that he'd like proactive discussions to be held on this issue and how Wahoo wants to handle them. Lincoln has adopted regulations for ADU's. Citizens have inquired about turning garages into mother in-law suites. Currently the zoning regulations don't address accessory dwellings. Members requested staff to do some research and have some language available to present for possible amendment to the zoning regulations.

Beavers reported that Scooters has their demo permit and building permit for the new coffee kiosk location. In addition he reported there are several new homes are under construction with more plans being submitted.

A motion was made by Cerveny, seconded by Kleffner to approve the minutes of the April 7, 2022, meeting as presented. Roll call vote Cerveny, yes; Kleffner, yes; Pfligler, yes; Reece, yes; Gable, yes; Woita, yes; and Brooks, yes. Absent and not voting: Gigstad and Wilcox. Motion carried.

Meeting adjourned at 8:27 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator