

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, January 11, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Conditional Permit # 6976 by Edwin Kudlacek for reshaping and rebuilding dike, lining with concrete located in Section 14-14-7 (Stocking Precinct). Zoning District is Transitional Agricultural (TA-1) (F-1).
2. Application for a Conditional Permit # 6977 by G. Peter Burger for maintenance work restoring creek bank to prevent erosion located in the N ½ of the NE Section of 9-15-7 (Center Precinct). Zoning District is Agricultural (A-1) (F-1).
3. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
 - Don Stromberg-sell sand, gravel & river rock out of lake (13-17-5)
 - Kaspar Tree Farm-operate tree farm & nursery (34-16-8)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (2-1-2010, 3-1-2010 and 4-5-2010)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator

Saunders County

Posted: 9:15 A.M. 12-23-2009

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 1, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Conditional Permit # 6981 by MTS Enterprises dba Woodcliff Marina for a replat of tracts 5 & 6 into one tract to be known as tract 5 located in Section 1 & 2-16-8. Zoning District is Commercial (C-1) (F-1).
2. Application for a Conditional Permit # 6981 by Richard Spoerl to install a wind generator on his property located in Section of 23-13-8 (Green Precinct). Zoning District is Agricultural (A-1).
3. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
 - Dolezal Sand & Gravel-gravel pumping operation (13-17-5)
 - Leon Page-sell produce, elk, buffalo meat, etc... (32-13-6)
 - NEBCO Inc.-gravel pumping operation (12, 13, 7&18-13-9&10)
 - William McClure- shooting range (36-14-9)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (3-1-2010, 4-5-2010 and 5-3-2010)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County

Posted: 8:45 A.M. 1-15-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, March 1, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on **3rd** floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Conditional Permit # 6990 by Larry Dolezal for a sand and gravel operation located on the property of Wolf Sand and Gravel in Section of 18-17-6 (Morse Bluff Precinct). Zoning District is Agricultural (A-1)(F-1).
2. Application for a Replat #SD 57 by Scott Givens of lots S-24 and south half of lot S-25, lot S-26 and the north half of lot S-25 to it's original dimensions (S-24, S-25 & S-26) located at Woodcliff in Section 1& 2-16-8. Zoning District is Commercial (R-L) (F-1).
3. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
-Trade Well Pallet-sawmill (12-13-9)
 - B) Discussion of possible changes to the Saunders County Zoning Regulations and
Comprehensive Plan
 - C) Approval of last meeting minutes (with motion and roll call)
 - D) Future meeting dates (4-5-2010, 5-3-2010 and 6-7-2010)
 - E) Open discussion from the public
 - F) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson

Zoning Administrator
Saunders County

Posted 11:50 A.M. 2-12-2010

Notice of a Public Hearing

Notice is hereby given that a public hearing will be held to consider a request for a variance by Jacob & Jill Pokorny (BOA #161) to add more than 50% to a non-conforming structure located on lots 15 &16 block 5 at Swedeburg located in Section 33-14-7 (Stocking Precinct). Zoning District is Residential (R-1). The meeting is open to the public for comment and will be held in the old District Courtroom on 3rd Floor at the Courthouse, Wahoo, Nebraska, on **Monday, March 1, 2010 at 7:00 P.M.**

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

SECRETARY, SAUNDERS COUNTY BOARD OF ADJUSTMENT

Posted 2-12-2010 11:45 A.M.

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, April 5, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Tabled application for a Conditional Permit # 6990 by Larry Dolezal for a sand and gravel operation located on the property of Wolf Sand and Gravel in Section of 18-17-6 (Morse Bluff Precinct). Zoning District is Agricultural (A-1) (F-1).
2. Application for a Conditional Permit # 6997 by Michael Heldt to hold an outdoor concert (Sandfly Festival) located in Section 7-14-10 (Marble Precinct). Zoning District is Agricultural (A-1) (F-1).
3. Application for a replat #SD 58 by Big Sandy Development Company, LLC and et al of lots 1,3,8,9,10,42,43,44 and outlot C, Big Sandy Development Addition, lots 45, 57 and 58, Big Sandy Development 1st Addition and lots 4, 86 and 87,outlots B,T, U and V, Big Sandy Development 2nd Addition located in Section 6-13-10 (Clear Creek Precinct). Zoning District is Lakeside Residential (R-L)(F-1).
4. Application #SD 59 by BRS Development, LLC to vacate that part of Hillside Estates Replat described as lots 12-37 and lots 39-56 and green space: and a portion of Hillside Drive and County Road F right-of-way and all of Oxbow Lane, Stocking Drive and County Trail right-of-way located in the SW ¼ of section 34-14-7 (Stocking Precinct). Zoning District is Residential Estates (RE).
5. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)

-Blue River Regulators-private, recreational cowboy-action shooting range (31-14-5)

-Jeff Ferrin-compost lawn & garden debris (12-13-9)

-Ed Kresak- operation of a winery (27-14-9)

B) Discussion of possible changes to the Saunders County Zoning Regulations and

Comprehensive Plan

C) Approval of last meeting minutes (with motion and roll call)

D) Future meeting dates (4-5-2010, 5-3-2010 and 6-7-2010)

E) Open discussion from the public

F) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County

Revised 5:02 P.M. 3-19-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, May 3, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Tabled application for a Conditional Permit # 6977 by G. Peter Burger for maintenance work restoring creek bank to prevent erosion located in the N ½ of the NE Section of 9-15-7 (Center Precinct). Zoning District is Agricultural (A-1) (F-1).
2. Application by Thomas Slobodnik for replat #SD60 of lots 14 and 15 in Far Hills Subdivision to be known as lot 14, located in Section 5-16-9 (Union Precinct). Zoning District is Residential Estates (RE).
3. Application for a Conditional Permit # 7017 by Northern Natural Gas to provide mechanical protection to the in ground pipeline and stabilize the bank of Mosquito Creek to mitigate further instability located in Section 27-13-8 (Green Precinct). Zoning District is Agricultural (A-1) (F-1).
4. Application for a Conditional Permit # 7018 by George Vrana to split off approximately 10 acres for a future building site located in Section 29-17-5 (Bohemia Precinct). Zoning District is Agricultural (A-1).
5. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
 - Wahoo Sanitation- operation of a transfer station (2-14-7)
 - Wahoo Sanitation- compost yard waste at transfer station (2-14-7)
 - B) Approval of last meeting minutes (with motion and roll call)

- C) Future meeting dates (6-7-2010, 7-12-2010 and 8-2-2010)
- D) Open discussion from the public
- E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County

Posted: 8:45 A.M. 4-16-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, June 7, 2010 at 7:30 P.M. in the **OLD DISTRICT COURTROOM** on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application by Matt Knutson c/o Phyllis Haller and Dennis Hopple & Tatiana Hopple for replat #SD 61 of lots 14 and 15 at Willow Point Subdivision, located in Section 32-13-10 (Ashland Precinct). Zoning District is Lakeside Residential (R-L).
2. Application by Rev. Kenneth Bunnell, Linda Bunnell and Ryan Layman for replat # SD 62 of lots T-14 and W ½ of lot T-15 at Woodcliff, located in Section 1 & 2 -16-8 (Pohocco Precinct) Zoning District is Lakeside Residential (R-L) (F-1).
3. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
 - Larry Dauel- operation of dog kennel (10-15-6)
 - Larry Dolezal- gravel dredging operation (18-17-6)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (7-12-2010, 8-2-2010 and 9-13-2010)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator

Saunders County

Posted: 4:30 P.M. 5-21-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 12, 2010 at 7:30 P.M. in the OLD DISTRICT COURTROOM on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application by Robin and Mary Jackson for replat #SD 63 of lots 53 and 54, located at Thomas Lakes located in Section 7& 18-13-10 (Clear Creek Precinct). Zoning District is Lakeside Residential (R-L).
2. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
-Barry Marts- operation of a hog facility (14-14-5)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (8-2-2010, 9-13-2010 and 10-4-2010)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County

Posted: 9:30 A.M. 6-18-2010

Notice of a Public Hearing

Notice is hereby given that a public hearing will be held to consider a request for a variance by Michael Kelley (BOA #162) of the roadside setback located at Willow Point in Section 31-13-10 (Ashland Precinct). Zoning District is Lakeside Residential (R-L). The meeting is open to the public for comment and will be held in the old District Courtroom on the 3rd floor at the Courthouse, Wahoo, Nebraska, on **Monday, July 12, 2010 at 7:00 P.M.**

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the east side of the door as they enter the Board Room.

SECRETARY, SAUNDERS COUNTY BOARD OF ADJUSTMENT

Posted 6-18-2010 9:45 A.M.

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, August 9, 2010 at 7:30 P.M. in the OLD DISTRICT COURTROOM on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application by the Saunders County Board of Supervisors to amend the Saunders County Zoning Regulations in Section 6.01.03 # 20 :

Sale and storage of farm chemicals, fertilizer and fuels, provided all sales and storage activities comply with all state and federal rules and regulations.

2. Items of a routine nature for approval:

- A) Annual Reviews: (with motion and roll call)
-none
- B) Approval of last meeting minutes (with motion and roll call)
- C) Future meeting dates (9-13-2010, 10-4-2010 and 11-1-2010)
- D) Open discussion from the public
- E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County

Posted: 8:20 A.M. 7/23/2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, September 13, 2010 at 7:30 P.M. in the old District Courtroom on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Tabled application by the Saunders County Board of Supervisors to amend the Saunders County Zoning Regulations in Section 6.01.03 # 20 :

Agricultural District Section 6.01.02 Permitted Principal uses and structures

#9: Single family dwellings, provided that:

(add) b.1 There is a 1/8 mile separation maintained from the commercial sale and storage of farm chemicals, dry fertilizers, liquid fertilizer and fuels, said 1/8 mile separation can be waived when a dwelling is part of an existing operation. The 1/8 mile separation shall be from the location of the loadout facility and secondary containment as defined in the Nebraska Department of Environmental Quality Regulations Title 198.
b.2 There is a 1/2 mile separation maintained from storage and handling facility of anhydrous ammonia and bulk propane.

6.01.03 Conditional Uses

1. Single family dwellings including those dwellings associated with farming operations provided the following criteria are met:

(add) f.2 There is a 1/8 mile separation maintained from the commercial sale and storage of farm chemicals, dry fertilizers, liquid fertilizer and fuels, said 1/8 mile separation can be waived when a dwelling is part of an existing operation. The 1/8 mile separation shall be from the location of the loadout facility and secondary containment as defined in the Nebraska Department of Environmental Quality Regulations Title 198.
f.3 There is a 1/2 mile separation maintained from storage and handling facility of anhydrous ammonia and bulk propane.

(change) 20.a The commercial sale and storage of farm chemicals, dry fertilizers, liquid fertilizers and fuels, provided the location of the loadout facility and secondary containment as defined in the Nebraska Department of Environmental Quality Regulations Title 198 shall maintain a separation of 1/8 mile from the nearest residential structure; said 1/8 separation can be waived when the dwelling is part of an existing operation.

(add) 20.b The sale and storage of anhydrous ammonia and bulk propane shall maintain a 1/2 mile separation from the nearest residential structure.

2. Application for a Replat SD#64 by Dean and Jacklyn Knight and Kevin and Amy Lemmers of lots S-1009 and S-1010 located at Woodcliff (1&2-16-8). Zoning District is Lakeside Residential (R-L).

3. Items of a routine nature for approval:

- A) Annual Reviews: (with motion and roll call)

-White Sands Raceway (12-13-9)

-Doug Washburn (28-13-9)

- B) Approval of last meeting minutes (with motion and roll call)

- C) Future meeting dates (10-4-2010, 11-1-2010and 12-6-2010)
- D) Open discussion from the public
- E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County
Posted: 8:40 A.M. 7/27/2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, October 4, 2010 at 7:30 P.M. in the old District Courtroom on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Conditional Permit # 7109 by Brian Reid to operate a facility to store and sell liquid and dry fertilizer, chemicals, seed and custom applications located on the property of Kevin Ziegenbein in Section 4-13-9(Clear Creek Precinct). Zoning District is Agricultural (A-1).
2. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
 - William Meduna- farrow feeder pig facility (22-16-7)
 - Mike Heldt- outdoor concert (7-14-10)
 - (tabled from September) -Doug Washburn-commercial dog kennel (28-13-9)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (11-1-2010, 12-6-2010 and 1-10-2011)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County
Posted: 10:25 A.M. 9-17-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, November 1, 2010, at 7:30 P.M. in the old District Courtroom on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Replat # SD65 by Ex Stra-Reinke, LLC of lots T-1020 and T-1021 at Woodcliff located in Sections 1&2-16-8 (Pohocco Precinct). Zoning District is Lakeside Residential (R-L) (F-1).
2. Application for a Conditional Permit # 7130 by Glenn Johnson of the Lower Platte South NRD to install four 6'-0" wide x 4'-0" tall box culverts at County Road A; construct 1,000 ft. earth levee with erodible section; construct 35 ft. embankment adjacent to BNSF Railway; install 48" diameter pipe and channel excavation located in Sections 30 & 31-13-10 (Ashland Precinct). Zoning District is Agricultural (A-1), Transitional Agricultural (TA-1) and Public (P) (F-1).
3. Items of a routine nature for approval:
 - A) Annual Reviews: (none)
 - B) Approval of last meeting minutes (with motion and roll call)
 - C) Future meeting dates (12-6-2010, 1-10-2011 and 2-7-2011)
 - D) Open discussion from the public
 - E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County
Posted: 10:40 A.M. 10-15-2010

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, December 6, 2010, at 7:30 P.M. in the old District Courtroom on 3rd floor in the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

***Statement from Chairman informing the public that the poster regarding the Open Meetings Act is posted on the west side of the door as they enter the Board Room.

Agenda

Discussion and consideration of possible action on the following:

1. Application for a Conditional Permit # 7148 by Russell Westerhold to split off 3.92 acres for construction of a single family dwelling located in Section 24-13-8 (Green Precinct). Zoning District is Agricultural (A-1).
2. Application for a Conditional Permit # 7149 by Nebraska Department of Roads for channel bank stabilization beneath bridge spanning Dunlap Creek located in Section 11-14-5 (Newman Precinct). Zoning District is Transitional Agricultural (TA-1) (F-1).
3. Application for a Replat #67 by John Miyoshi of LPNNRD of lots 49, 50 and 51 located at Thomas Lakes is Section 18-13-10 (Clear Creek Precinct). Zoning District is Lakeside Residential (R-I) (F-1).
4. Application for a Conditional Permit # 7154 by LPNNRD to construct sediment dam (site 24) located in Section 5-16-5 (Bohemia Precinct). Zoning District is Agricultural (A-1) (F-1).
5. Application for a Conditional Permit # 7155 by LPNNRD to construct sediment dam (site 13) located in Section 4-16-5 (Bohemia Precinct). Zoning District is Agricultural (A-1) (F-1).
6. Application for a Conditional Permit # 7159 by LPNNRD to construct sediment dam (site 15) located in Section 16-16-5 (Chester Precinct). Zoning District is Agricultural (A-1) (F-1).
7. Application for a Conditional Permit # 7160 by LPNNRD to construct sediment dam (site 16) located in Section 14-16-5 (Chester Precinct). Zoning District is Transitional Agricultural (TA-1) (F-1).
8. Application for a Conditional Permit # 7156 by LPNNRD to construct sediment dam (site 2) located in Section 31-16-6 (Douglas Precinct). Zoning District is Agricultural (A-1) (F-1).
9. Application for a Conditional Permit # 7157 by LPNNRD to construct sediment dam (site 3) located in Section 29-16-6 (Douglas Precinct). Zoning District is Agricultural (A-1) (F-1).
10. Application for a Conditional Permit # 7158 by LPNNRD to construct sediment dam (site 6) located in 33-16-6 (Douglas Precinct). Zoning District is Agricultural (A-1) (F-1).
11. Items of a routine nature for approval:
 - A) Annual Reviews: (with motion and roll call)
-Donald Stromberg-sell sand, gravel and river rock out of 3-acre lake (13-17-5)

- Kaspar Tree Farm-tree farm and nursery (34-16-8)
- B) Approval of last meeting minutes (with motion and roll call)
- C) Future meeting dates (1-10-2011, 2-7-2011and 3-7-2011)
- D) Open discussion from the public
- E) Adjournment

An agenda for such meeting kept continuously current is available for review at the Planning & Zoning Office.

George Borreson
Zoning Administrator
Saunders County
Posted: 1:45 P.M. 11-19-2010