



Saunders County Planning and Zoning Agenda



PLANNING COMMISSION PROCEEDINGS December 1, 2014

Pursuant to adjournment, the Planning Commission met with Proskovec, Barry, Starns, McEvoy, and E. Nelson present. Members N. Nelson and Trutna were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded by E. Nelson to close the public hearing. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy, to **approve** the application for approval of a replat for David H. Craft. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Motion by E. Nelson, seconded by Starns to **approve** the following annual review and remove its annual review requirement:

1) Kaspar Tree Farm- continue to operate tree farm and nursery

Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy, to **approve** the minutes from the November 4th meeting. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (1/12/2015, 2/2/2015, 3/2/2015)

There was no open discussion from the public.

The proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All Items considered by the Planning Commission were included in the agenda published and posted prior to said meeting.

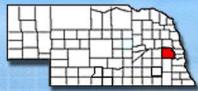
Motion by E. Nelson, seconded by Barry to declare meeting adjourned.

Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Meeting adjourned at 7:43 P.M.

Zoning Administrator

Chairman of the Planning Commission



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday May 4, 2015 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.

Agenda

Discussion and consideration of possible action on the following:

1. Tabled item from April 6th meeting: Application #SD90 of a preliminary plat known as Sandy Pointe Lake Development located on a tract of land composed mainly of: E 1/2 of 25-13-9, E 1/2 of 24-13-9, E 1/2 of 13-13-9, W 1/2 of W 1/2 of 18-13-10, W 1/2 of W 1/2 of 19-13-10, W 1/2 of W 1/2 of 30-13-10, Clear Creek Township
2. Application #7942 by Western Sand & Gravel to construct approx. 9000 linear feet of railroad to be used for railcar storage in Section 24-13-9, Clear Creek Township
3. Application #7943 by Lloyd & Judy Boone for approval of final plat at Estates Provence Phase 3, Lots 46-62 Section 35-15-9, Union Township
4. Items of a routine nature for approval:
 - A) Annual Reviews
 - Waste Connections: Transfer Station #2102
 - Waste Connections: Compost Grass #2371
 - B) Approval of April 6th meeting minutes (with motion and roll call)
 - C) Future meeting dates (6/1/2015, 7/6/2015, and 8/3/2015)
 - D) Open discussion from the public
 - E) Adjournment

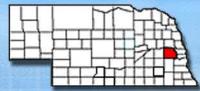
Tabled items from April 6th meeting that have been retracted by the applicant:

1. Application #7923 by David Olson to rezone a tract of land, 149.13 acres from Ag-1 to Trans-Ag, balance of SE 1/4 Section 24-13-9, Clear Creek Township
2. Application #7924 by David Olson to operate a temporary concrete batch plant Section 24-13-9, Clear Creek Township

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

George Borreson
Zoning Administrator
Saunders County

posted 4/17/2015 9:00 A.M.



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday June 1, 2015 at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse- Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

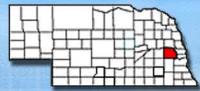
Discussion and consideration of possible action on the following:

1. Application #SD91 by Michael Johnson, Olsson Associates, for approval of Sandy Pointe Lake Development Addition, Clear Creek Township.
2. Amend Zoning Regulations:
 - A. Amend 6.01.02 Agricultural District: Permitted Principal Uses and Structures #9a to read "the location contains a minimum of 3 acres on the site."
 - B. Add to 6.01.02 #9: i. The ratio of the lot depth width shall not exceed 4 to 1.
 - C. Remove from 6.01.03 Conditional Uses: #1 a-m.
 - D. Section 6.01.05 Minimum Lot and Yard and Maximum Height Requirements (chart): remove line 1.
3. Items of a routine nature for approval:
 - A) Annual Reviews:
 - Larry Dauel: Master Permit# 6280 Dog Kennel, 10-15-6 Mariposa Township
 - Larry Dolezal: Gravel Dredging, 18-17-6 Morse Bluff Township
 - Tabled from May: Waste Connections: Transfer Station #2102, Compost Grass #2371 2-14-7 Stocking Township
 - B) Approval of May 4th meeting minutes (with motion and roll call)
 - C) Future meeting dates (7/6/2015, 8/3/2015, 9/7/2015)
 - 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 5/15/2015 9:00 A.M



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday July 6, 2015 at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse- Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

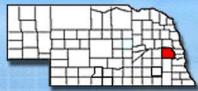
Discussion and consideration of possible action on the following:

1. Application #7952 by Joshua C Johnson for conditional permit to split off 3.01 acres in Section 10-13-8, Green Township.
2. Amend Zoning Regulations:
 - A. Amend 6.01.02 Agricultural District: Permitted Principal Uses and Structures #9a to read "the location contains a minimum of 3 acres on the site."
 - B. Add to 6.01.02 #9: i. The ratio of the lot depth width shall not exceed 4 to 1.
 - C. Remove from 6.01.03 Conditional Uses: #1 a-m.
 - D. Section 6.01.05 Minimum Lot and Yard and Maximum Height Requirements (chart): remove line 1.
3. Items of a routine nature for approval:
 - A) Annual Reviews:
 - Elizabeth Neal: Permit #7610 operation of greenhouse plant nursery & garden center 4-13-7 Richland Township
 - Larry Dauel: Permit #6280 operation of dog kennel 10-15-6 Mariposa Township
 - B) Approval of June 1 meeting minutes (with motion and roll call)
 - C) Future meeting dates (8/3/2015, 9/14/2015, 10/5/2015)
 - 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 6/19/2015 9:00 A.M



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday September 14th, 2015 at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse- Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

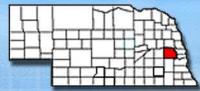
Discussion and consideration of possible action on the following:

1. Application #8010 by Christopher J Kems to operate a home-based business selling firearms located in Section 5-14-9 Marble Township
2. Tabled item from August meeting: Application #SD92 by William & Carrie Holz for replat of lots 54 & 55 Thomas Lakes, Section 18-13-10 Clear Creek Township
3. Application #SD93 by Roger & Betty Adams for replat of lot 5 Adams Wagon Trail Ranches, Section 12-16-8 Leshara Township
4. Application #8017 by Todd Rannals for dike repair along the Platte River in Sections 36-15-9 & 1-14-9 Union & Marble Township
5. Application #8018 by Ashland Gun Club to fill and grade for parking use in Section 14-13-9 Clear Creek Township
6. Tabled item from June meeting: Amend Zoning Regulations including but not limited to: Reducing the minimum acreage requirement for single-family dwellings within the permitted uses of the Agricultural District Section 6.01.
7.
 - A. Items of a routine nature for approval:
Annual Reviews:
 - i. Jeff Ferrin / White Sands Raceway, Permit# 2350 Outdoor Motor Sports Complex, 12-13-9 Clear Creek Township
 - ii. Doug Washburn, Permit# 6331 Commercial Dog Kennel, 28-13-9 Clear Creek Township
 - B. Approval of August 3rd meeting minutes (with motion and roll call)
 - C. Future meeting dates (10/5/2015, 11/2/2015, 12/7/2015)
 - 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 8/28/2015 9AM



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday November 2nd, 2015 at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse- Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #SD93 by Jon Devish to replat lots 34 & 35 Estates Provence, Union Township
2. Application #8042 by Michael J Chvatal to construct a 1-1 1/2 acre pond, Section 10-15-6 Mariposa Township
3. Application #8043 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC/ Christo Properties, LLC to replat lots 54, 55, 56 & 57 Sandy Pointe, Clear Creek Township
4. Application #SD94 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 1st Addition, Clear Creek Township
5. Tabled Item from 10/5/15 Meeting: Application #8031 by Doug Loftus to fill and grade approximately 31250 sq. ft. to be blended with existing farm land located in Section 14-13-9 Clear Creek Township

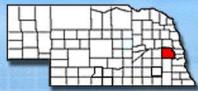
6. Items of a routine nature for approval:

- A. Annual Reviews:
 - i. Brian Reid, master permit #7109 to store/sell fertilizer, Section 4-13-9 Clear Creek Township
 - ii. LPSNRD, master permit #7130 Camp Ashland Fuse Plug Embankment, Section 30&31-13-10 Clear Creek & Ashland Township
- B. Approval of October 5th meeting minutes (with motion and roll call)
- C. Future meeting dates (12/7/2015, 1/4/2016, 2/1/2016)
- 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 10/16/2015 9AM



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday December 7th, 2015 at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse- Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #8065 by Thin Blue Line Gun Club, LLC to conduct firearms instruction and operate a shooting range at 1278 Co Rd W, Section 4-16-8, Pohocco Township.
2. Adoption of the revised and updated Future Land Use Map of the Saunders County Comprehensive Plan to address the city of Fremont's proposed ceding of jurisdiction in Saunders County and designation of land use on properties now within the county's jurisdiction by such ceding action; and
3. Adoption of the revised and updated Official Zoning Map to address the City of Fremont's proposed ceding of jurisdiction in Saunders County, zoning of properties now within the county's jurisdiction by such ceding action, and mapping of recently approved rezoning of property known as Sandy Pointe Lake Development.
4. Items of a routine nature for approval:
 - A. Approval of November 2nd meeting minutes (with motion and roll call)
 - B. Future meeting dates (1/4/2016, 2/1/2016, 3/7/2016)
 - C. Open discussion from the public
 - D. 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 11/20/2015 9AM