



Saunders County Planning and Zoning Agenda



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday April 4th, 2016 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 #8116 by Big Sandy / Mark Portz to rezone approximately 34.8 acres from Agricultural (Ag-1) to Transitional Agricultural District with a proposed use for boat storage facility, fully enclosed, separate units, Section 12-13-9 Clear Creek Township.
2. Application #8117 by Brian Reid of Reid's Farmacy to relocate facility which sells chemicals and fertilizer and completes custom applications for farmers, **Section 5-13-9 Clear Creek Township**
3. Tabled item from February 1st Meeting: Application #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for storage building with small repair shop for minor work, sales of lake/boating accessories, Section 13-13-9 Clear Creek Township.
4. Items of a routine nature for approval:
 - A. Annual Reviews:
 - Jeff Ferrin.: MP#3422 Compost Lawn & Garden Debris (12-13-9)
 - Blue River Regulators: MP#5522 Gun Club, Shooting Range (31-15-5)
 - B. Approval of March 7th meeting minutes (with motion and roll call)
 - C. Future meeting dates (5/2/2016, 6/6/2016, 7/11/2016)
 - 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 3/18/2016 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, May 2nd, 2016, 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 #8132 by Jack Nitz and Associates to split off 6.06 acres out of 120 acres for an approved building site, Section 17-14-8, Wahoo Township.
2. Application#SD96 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 3rd Addition, Clear Creek Township.
3. Application #8150 by City of Wahoo, to cede remainder of section 16-14-7 from county jurisdiction to City of Wahoo jurisdiction, making the entire section City of Wahoo jurisdiction, Stocking Township.
4. Amendment to the Zoning Regulations Section 6.12.01, F-1 Flood Plain District, 6.12.01 Intent, add *italicized* text:
The intent of this district is to limit the use of land within the established flood plain areas described and delineated as *numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section C of this Resolution*, or as the 100 year Flood Designation on the Flood Insurance Rate Maps of Saunders County dated April 5, 2010, *and also the Dodge County FIRM panels 31053C0390E, 31053C03965E, 31053C0415E, effective 1/2/2008, previously enforced by Fremont*, issued by the U.S. Department of Homeland Security Federal Emergency Management Agency and as adopted by Saunders County. Further, Section 21-101 et. seq. (NE RRS, 1943) provides the County with the responsibility to manage flood plains.

Also, Amendment to Zoning Regulations Section 6.12.01, B, 2, b, (3), add *italicized* text:

Notify adjacent communities and the *Nebraska Department of Natural Resources* prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

5. Items of a routine nature for approval:

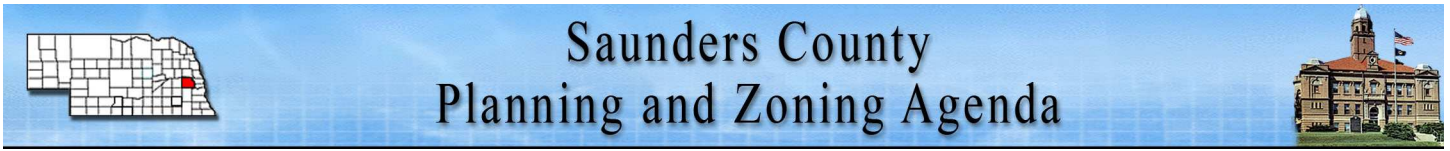
- A. Annual Review:
Wahoo Sanitation: MP#2102 Transfer Station
Wahoo Sanitation: MP#2371 Compost Grass
- B. Approval of April 4 meeting minutes (with motion and roll call)
- C. Future meeting dates (6/6/2016, 7/11/2016, 8/1/16)
- D. Open Discussion from the public
- E. Adjournment

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

George Borreson- Zoning Administrator

Saunders County

Posted 4/15/2016 9AM



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, June 6th, 2016, 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 #8159 by Pat Poehling to place RV in floodway, Section 1-16-8, Pohocco Township.
2. Items of a routine nature for approval:
 - A. Annual Review
 - Larry Dael: MP#6280 Dog Kennel
 - B. Approval for May 2nd meeting minutes (with motion and roll call)
 - C. Future meeting dates (7/11/2016, 8/1/16, 9/12/16)
 - 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 5/20/2016 9AM



Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 11th, 2016 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 #8186 by Keith Obert to split off 4 acres for a single family residence, Section 30-15-7, Center Township.
2. Replace current text of Saunders County Zoning Regulations, Section 6.12.01 intent, with the following:

These regulations shall apply to all lands within the jurisdiction of Saunders County identified on the Flood Insurance Rate Map (FIRM) Index # 31155CIND0B dated 08/03/2016, as well as all associated panels; as numbered and unnumbered A Zones (including AE, AO, and AH Zones) established in Section 6.12 of this ordinance. In all areas covered by this ordinance, no development shall be permitted, except upon the issuance of a floodplain permit to develop, granted by Saunders County Board or its duly designated representative, under such safeguards and restrictions as Saunders County Board, or the designated representative, may reasonably impose for the promotion and maintenance of the general welfare and health of the inhabitants of the community.

Add the following to Saunders County Zoning Regulations, Section 6.12, E, 1:

Appurtenant structures used exclusively for storage of motor vehicles and storage of other items, readily removable in the event of a flood warning, may have their lowest floor below one foot above the base flood elevation, provided the structure is capable of withstanding hydrostatic and hydrodynamic forces caused by the base flood, and provided that no utilities are installed in the structure, except elevated or flood proofed electrical fixtures. If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

Add "Appurtenant structure" to the Saunders County Zoning Regulations, Section 1.03, Definitions:

APPURTENANT STRUCTURE shall mean a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure, up to a maximum of 400 square feet.

3. Items of a routine nature for approval:

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|----|-------------------------------------------------------------------------------|
| A. | Annual Reviews: |
| B. | • Elizabeth Neal: MP#7610 Greenhouse plant nursery and garden center (4-13-7) |
| C. | Approval of June 6 th meeting minutes (with motion and roll call) |
| D. | Future meeting dates (8/1/16, 9/12/16, 10/3/16) |
| E. | Open discussion from the public |
| | 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 6/17/16 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, August 1st, 2016 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 #8194 by Deb Dauel to increase number of kennel dogs from 40 to 70, Section 10-15-6, Mariposa Township.
2. Application #8198 by Luke Hirsch to split off 13.06 acres, Section 12-15-6, Mariposa Township.
3. Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.
4. Items of a routine nature for approval:
 - A. Annual Reviews: None.
 - B. Approval of July 11th meeting minutes (with motion and roll call)
 - C. Future meeting dates (9/12/16, 10/3/16, 11/7/16)
 - 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 7/15/16 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, September 12, 2016 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. Tabled Item from June 6th meeting: Application #8159 by Pat Poehling, to place RV in floodway, Section 1-16-8, Pohocco Township.
2. Application #8222 by Western Sand and Gravel, for the addition of approximately 2000 linear feet of railroad track on the west side of recently built track, 24-13-9, Clear Creek Township.
3. Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.
4. Application #8227 by Steve Farnsworth, replat of Lot S-1189, Lake Ski-Di, Woodcliff Subdivision, 1-16-8, Pohocco Township.
5. Application #8228 by Michael Steffen, replat of Tract 5, second replat, Woodcliff Subdivision, 35-17-8, and Sections 1&2-16-8, Pohocco Township.
6. Items of a routine nature for approval:
 - A. Annual Reviews:
 - MP#6331 Doug Washburn - Commercial Dog Kennel
 - MP#2350 Jeff Ferrin - Outdoor Motor Sports Complex
 - B. Approval of August 1st meeting minutes (with motion and roll call)
 - C. Future meeting dates (10/3/16, 11/7/16, 12/5/16)
 - 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 8/19/16 9AM



Saunders County Planning and Zoning Agenda



PLANNING AND ZONING DEPARTMENT

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NOTICE OF PUBLIC HEARING

Please be advised that the Saunders County Planning Commission will hold a public hearing in the Supervisors' room (3rd Floor), at the Saunders County Courthouse. Items on the included agenda may, or may not, have an effect on the property that is located within one mile of the request. This meeting is open to the public for comment. If you have any questions, please contact the Planning & Zoning Office.

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, October 3rd, 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. Tabled Item from August 1st meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.
2. Tabled Item from September 12th meeting: Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.
3. Tabled Item from September 12th meeting: Application #8228 by Michael Steffen, replat of Tract 5, second replat, Woodcliff Subdivision, 35-17-8, and Sections 1&2-16-8, Pohocco Township.
4. Application SD97 by Lezlie and Dennis Thomas on behalf of Thomas Lakes, to replat lots 67 & 68, Thomas Lakes, Clear Creek Township.
5. Application SD98 by Thomas Dredging for approval of final plat at Lake Allure, Lots 58-145 and Outlots B and C, Lake Allure, Clear Creek Township.
6. Application #8242 by Eugenia Kunkle to split 80 acres into 5 parcels; one of approximately 50+ acres, the house on approximately 15 acres and 3 splits of at least 3 acres, 34-13-7, Richland Township.
7. Items of a routine nature for approval:
 - A. Annual Reviews:
 - MP#8010 Christopher Kems - Sale of Firearms
 - B. Approval of September 12th meeting minutes (with motion and roll call)
 - C. Future meeting dates (11/7/16, 12/5/16, 1/9/17)
 - 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 9/16/16 9AM



Saunders County Planning and Zoning Agenda





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 7th, 2016 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. Tabled Item from October 3rd Meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.
2. Tabled Item from October 3rd Meeting: Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.
3. Application #8272 by Kevin & Connie Thulin to split off 3 acres in agricultural district, Section 35-15-5, Elk Township.
4. Application #SD99 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake, 4th addition, 24/25-13-9, Clear Creek Township.
5. Items of a routine nature for approval:
 - A. Annual Reviews:
 - MP#7109 Brian Reid - Store/Sell Fertilizer
 - MP#7130 LPSNRD - Camp Ashland Fuse Plug Embankment
 - B. Approval of October 3rd meeting minutes (with motion and roll call)
 - C. Future meeting dates (12/5/16, 1/9/17, 2/6/17)
 - 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



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 5th, 2016 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. Tabled Item from November 7th Meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.
2. Tabled item from November 7th Meeting: Application #SD99 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake, 4th addition, 24/25-13-9, Clear Creek Township.
3. Open discussion concerning possible water retention in public right of way, 26-15-5, Elk Township. This item was discussed during the November 7th Planning Commission Meeting.
4. Items of a routine nature for approval:
 - A. Annual Reviews:
 - Tabled item from November 7th Meeting:
MP#7130 LPSNRD – Camp Ashland Fuse Plug Embankment
 - B. Approval of November 7th meeting minutes (with motion and roll call)
 - C. Future meeting dates (1/9/17, 2/6/17, 3/6/17)
 - 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