



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

George Borreson  
Zoning Administrator  
Building Inspector  
gborreson@co.saunders.ne.us

SAUNDERS COUNTY COURTHOUSE  
433 North Chestnut Street, Suite 302  
Wahoo, NE 68066  
(402) 443-8123 Office (402) 443-8149 Fax

Mitch Polacek  
Zoning Manager  
mpolacek@co.saunders.ne.us

## NOTICE OF PUBLIC HEARING

Please be advised that the Saunders County Planning Commission will hold a public hearing in the Supervisors' room (3<sup>rd</sup> 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, January 9<sup>th</sup>, at 7:30 PM in the old District Courtroom, on 3<sup>rd</sup> 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 #8308 by Ailene and Daniel Wageman, to hold wedding receptions and serve alcohol on property, 36-14-6, Chapman Township.
2. Application #8315 by Kevin Bargaen, on behalf of Ronald Brazda, to install wind powered generator and tower, 35-15-6, Mariposa Township.
3. Application #SD100 by Lezlie Thomas, for final plat of Lake Allure, 2<sup>nd</sup> addition, Lot 146 and Outlot "D," Clear Creek Township.
4. Application #8320 by Sealand Marine, to construct a storage building to house boats, campers, trailers, etc, 12/13-13-9, Clear Creek Township.
5. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#1718 Dolezal Sand and Gravel - Gravel pumping operation
    - MP#2704 Larry Dolezal - Gravel Dredging
    - MP#6990 Larry Dolezal - Sand and gravel at Wolf Lakes
  - B. Approval of December 5<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (2/6/17, 3/6/17, 4/3/17)
  - 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 12/21/16 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, February 6, 2017 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 January 9<sup>th</sup> Meeting: Application #SD100 by Lezlie Thomas, for final plat of Lake Allure, 2<sup>nd</sup> addition, Lot 146 and Outlot "D," Clear Creek Township, 12/13-13-9.
2. Application #8328 by Schwisow Construction, for a boat storage facility at Big Sandy Lake, Clear Creek Township, 12-13-9.
3. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#512 NEBCO, Inc. - Gravel pumping operation
    - MP#7548 Western Sand and Gravel - Extraction operation
    - MP#6280 - Gun shop and shooting range
  - B. Approval of January 9<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (3/6/17, 4/3/17, 5/1/17)
  - 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, March 6<sup>th</sup>, 2017 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 January 9<sup>th</sup> Meeting: Application #8308 by Ailene and Daniel Wageman, to hold wedding receptions and serve alcohol on property, 36-14-6, Chapman Township.
2. Application #8346 by Kevin Wolfe to split off 6 acreage sites, 32-13-6, Rock Creek Township.
3. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#7354 - Virgin Island Campground
    - MP#2647 - Trade Well Pallet Supply - Sawmill
  - B. Approval of February 6<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (4/3/17, 5/1/17, 6/5/17)
  - 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, April 3<sup>rd</sup>, 2017 at 7:30 PM in the old District Courtroom on 3<sup>rd</sup> 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 #SD 101, by Olsson Associates, for Sandy Pointe Lake Development, replat of lot 53, Sandy Pointe Lake Development, and 2<sup>nd</sup> replat of lots 54, 55, & 56, of Sandy Pointe Lake Development, 19-13-10, Clear Creek Township.
2. Application #SD 102, by Olsson Associates, for Sandy Pointe Lake Development, 5<sup>th</sup> Addition, being a replat of all of outlots G & J, Sandy Pointe Lake Development Addition, 19-13-10, Clear Creek Township.
3. Application SUR 423 by Austin Vermeline, for a split in agricultural district, 16-15-6, Mariposa Township.
4. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#3422 - Jeff Ferrin - Compost lawn & garden debris
    - MP#5522 - Blue River Regulators - Gun Club Shooting Range
    - MP#8117 - Reid's Farmacy/Brian Reid - Store/sell fertilizer
  - B. Approval of March 6<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (5/1/17, 6/5/17, 7/10/17)
  - 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  
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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, May 1<sup>st</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 #8374, by Chelsea Kuhn, for split in Ag district for home building site, 9-13-8, Green Township.
2. Application #8385, by Nicholas Steinbach, to split off home residence, 27-16-8, Pohocco Township.
3. Application #8388, by Charles Rine, for split in Ag district for home building site, 20-13-8, Green Township.
4. Application #8391, by Randy Christo, construct storage buildings, 25-13-9, Clear Creek Township.
5. Application #8386, by Paul Davis, revise Application #8086 (storage building with small repair shop) to add a bar & grill, 13-13-9, Clear Creek Township.
6. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#2102 Wahoo Sanitation - Transfer Station
    - MP#2371 Wahoo Sanitation - Compost Grass
  - B. Approval of April 3<sup>rd</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (6/5/17, 7/10/17, 8/7/17)
  - 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 4/14/17 9AM





# Saunders County Planning and Zoning Agenda



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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, June 5<sup>th</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 #8404, by Western Sand & Gravel, for placement of fill associated with sand & gravel mining operation within the floodway, 31/32-14-10, Clear Creek Township.
2. Application #SD 103, by Olsson Associates, on behalf of Sandy Pointe Lake Development LLC, 6<sup>th</sup> Addition, 18-13-10, Clear Creek Township.
3. Application #SD 104, by Steven Franzen, Replat of S-1105 & S-1106, 2-16-8, Pohocco Township.
4. Application #8407, by Roger Harders, change of zone from Transitional Agricultural to Residential Estates, 34-17-8, Pohocco Township.
5. Items of a routine nature for approval:
  - A. Annual Reviews (both tabled from 5/1/17 meeting):
    - MP#2102 Wahoo Sanitation - Transfer Station
    - MP#2371 Wahoo Sanitation - Compost Grass
  - B. Approval of May 1<sup>st</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (7/10/17, 8/7/17, 9/11/17)
  - 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 5/19/17 9AM



# Saunders County Planning and Zoning Agenda



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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 10<sup>th</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.
2. Application #8430, by Ronald Marshall, operation of an event center, 23-16-8, Pohocco Township.
3. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#7610 Elizabeth Neal - Greenhouse and Garden Center
  - B. Approval of June 5<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (8/7/17, 9/11/17, 10/2/17)
  - 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 6/23/17 9AM



# Saunders County Planning and Zoning Agenda



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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, August 7<sup>th</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 July 10<sup>th</sup> meeting: Application #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.
2. Application #8442, by Paul Sendgraff, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 3-16-8, Pohocco Township.
3. Application #8463, by Lonnie Mahrt, for installation of a river bank stabilization project at Woodcliff Lakes, 1-16-8, Pohocco Township.
4. Application #8465, by Mark Timm, two splits in Ag District, 33-14-8, Wahoo Township.
5. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#8194 Deb Dauel - Continue operation of dog kennel
  - B. Approval of July 10<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (9/11/17, 10/2/17, 11/6/17)
  - 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

Posted 7/21/17 9AM





# Saunders County Planning and Zoning Agenda



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Zoning Administrator  
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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, September 11<sup>th</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 #8487, by Sandy Pointe Lake Development, replat of Sandy Point 5<sup>th</sup> Addition, 25-13-9, Clear Creek Township.
2. Application #8488, by Kyle Kern, airboat tours for River Life Airboat Tours, 22-17-7, North Cedar Township.
3. Items of a routine nature for approval:
  - A. Annual Reviews:
    - Doug Washburn – MP#6331 Dog Kennel
    - Jeff Ferrin/White Sands – MP#2350 Motor Sports Complex
  - B. Approval of August 7<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (10/2/17, 11/6/17, 12/4/17)
  - 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 8/25/17 9AM



# Saunders County Planning and Zoning Agenda



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Zoning Administrator  
Building Inspector  
gborreson@co.saunders.ne.us

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Notice is hereby given that the Saunders County Planning Commission will meet on Monday, October 2<sup>nd</sup>, at 7:30 PM, in the old District Courtroom, on 3<sup>rd</sup> 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 8504, by Travis Kozal, for construction of a multiple unit storage facility, 13-13-9, Clear Creek Township.
2. Application SD 106, by West Limited LLC, preliminary plat for a subdivision to be known as Hidden Timbers, 34-17-8, Pohocco Township.
3. Application SD 107, by West Limited LLC, preliminary plat for a subdivision to be known as Hidden Homestead, 34-17-8, Pohocco Township.
4. Items of a routine nature for approval:
  - A. Annual Reviews: Tabled from 9/11/17 Meeting:
    - Jeff Ferrin/White Sands – MP#2350 Motor Sports Complex
  - B. Approval of September 11<sup>th</sup> meeting minutes (with motion and roll call)
  - C. Future meeting dates (11/6/17, 12/4/17, 1/8/18)
  - 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  
Saunders County  
Zoning Administrator

Posted 9.15.17 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 6<sup>th</sup>, 2017 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 July 10<sup>th</sup> meeting: Application #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.**
- 2. Application #8524, by James Isaacson, split off approximately 8 acres in Ag District for a home building site, 36-14-5, Newman Township.**
- 3. Application #8518, by Gery Benes, for change of zone from Transitional Agricultural (TA-1) to Agricultural (A-1), 19-13-5, Oak Creek Township.**
- 4. Application #8519, by Steven Brase, split two 10 acre parcels for home building sites, 8-15-9, Union Township.**
- 5. Application SD 108, by West Limited LLC, final plat for a subdivision to be known as Hidden Timbers, 34-17-8, Pohocco Township.**
- 6. Application SD 109, by West Limited LLC, final plat for a subdivision to be known as Hidden Homestead, 34-17-8, Pohocco Township.**
- 7. 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 2<sup>nd</sup> meeting minutes (with motion and roll call)**
  - C. Future meeting dates (12/4/17, 1/8/18, 2/5/17)**
  - 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  
Saunders County  
Zoning Administrator**

**Posted 10/23/17**



# 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 4<sup>th</sup>, 2017 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 SD #110, by Olsson & Associates, on behalf of Sandy Pointe Lake Development LLC, for Final Plat of Sandy Pointe Lake, 7<sup>th</sup> addition, 13/18-13-9/10, Clear Creek Township.**

**2. Items of a routine nature for approval:**

- A. Annual Reviews: None**
- B. Approval of November 6<sup>th</sup> meeting minutes (with motion and roll call)**
- C. Future meeting dates (1/8/18, 2/5/18, 3/5/18)**
- 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  
Saunders County  
Zoning Administrator**

**Posted 11.17.17**