



# Saunders County Planning and Zoning Agenda



## Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, January 8<sup>th</sup>, 2018 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 #8567, by Timothy Vaughan, for construction of a pond, 14-13-9, Clear Creek Township.
2. Application #8568, by Matt Treadway, for seed and chemical operation, 8-12-9, Ashland Township.
3. Application #8569, by Gery Benes, for poultry feeding operation, 19-13-5, Oak Creek Township.
4. Application SD 111, by Nathan Custom Homes, replat of Lot 187 and Lot 188, Sandy Pointe Lake, 24-13-9, Clear Creek Township.
5. Application SD 112, by James Ryan, replat of Lot 12 and 13, Hidden Cove Subdivision, 18-17-6, Morse Bluff Township.

6. Items of a routine nature for approval:

A. Annual Reviews:

- Dolezal Sand & Gravel - MP#1718 – Gravel Pumping Operation
- Larry Dolezal – MP#2704 – Gravel Dredging
- Larry Dolezal – MP#6990 – Sand & Gravel at Wolf Lakes

B. Approval of December 4<sup>th</sup> meeting minutes (with motion and roll call)

C. Future meeting dates (2/5/18, 3/5/18, 4/2/18)

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 12.21.17



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, March 5<sup>th</sup>, 2018**, 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 111, by Keith Smith, lot 5, 2<sup>nd</sup> replat, Adams Wagon Trail Ranches, First Addition, 12-16-8, Pohocco Township.
2. Application SD 112, by Andrew Manes, for a subdivision to be known as Manes Subdivision, 3-16-8, Pohocco Township.
3. Application #8581, by Kevin Indra, split in Agricultural District for a home building site, 7-16-9 & 18-16-9, Leshara Township.

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

**A. Annual Reviews:**

- NEBCO – MP#512 – Gravel Pumping Operation
- Western Sand & Gravel – MP#7548 – Sand & Gravel Extraction Operation
- William McClure – MP#6280 – Shooting Range
- Virgin Island – MP#7354 – Campground
- Trade Well Pallet Supply – MP#2647 - Sawmill

**B. Approval of January 8<sup>th</sup> meeting minutes (with motion and roll call)**

**C. Future meeting dates (4/2/18, 5/7/18, 6/4/18)**

**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 2.16.18**



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Board of Adjustment will meet on Monday, March 5<sup>th</sup>, 2018, at 7:00 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 #8582, by Patrick O'Donnell, for relaxation of rear (lakeside) setback, 18-13-10, Clear Creek Township.
2. Items of Routine Nature for Approval:
  - A. 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 2.16.18



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Board of Adjustment will meet on Monday, April 2<sup>nd</sup>, 2018, at 7:00 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 #8582, by Patrick O'Donnell, for relaxation of rear (lakeside) setback, 18-13-10, Clear Creek Township.

2. Items of Routine Nature for Approval:

A. 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 3.16.18



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, May 7<sup>th</sup>, 2018, 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 113, by Roger Adams, for a subdivision to be known as Adam Wagon Trail Ranches Second Addition, 12-16-8, Pohocco Township.
2. Application #8618, by Amanda Scherer, to split off two 10 acre parcels for dwelling sites, 17-14-7, Stocking Township.
3. Application #SD 114, by Thomas Dredging, replat of lot 72 of Thomas Lakes Subdivision, 18-13-10, Clear Creek Township.

4. Items of a routine nature for approval:

A. Annual Reviews:

- MP#5522 Blue River Regulators - Gun Club Shooting Range
- MP#8117 Reid's Farmacy – Store/Sell Fertilizer

B. Approval of March 5<sup>th</sup> meeting minutes (with motion and roll call)

C. Future meeting dates (6/4/18, 7/2/18, 8/6/18)

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 4.20.18



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, June 4<sup>th</sup>, 2018, 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 #8634, by City of Fremont, Nebraska, to remove soil to be transported into Fremont, 33-17-8, Pohocco Township.
2. Application #8635, by Werner Construction Inc, to locate a temporary mobile asphalt plant for road construction projects with Nebraska Dept. of Roads, 18-17-6, Morse Bluff Township.
3. Items of a routine nature for approval:
  - A. Annual Reviews: None
  - B. Approval of May 7<sup>th</sup> meeting minutes
  - C. Future meeting dates (7/2/18, 8/6/18, 9/10/18)
  - 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 5.18.18



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 2<sup>nd</sup>, 2018, 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 4<sup>th</sup> Meeting: Application #8635, by Werner Construction Inc, to locate a temporary mobile asphalt plant for road construction projects with Nebraska Dept. of Roads, 18-17-6, Morse Bluff Township.
2. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP #7610 – Elizabeth Neal – Greenhouse Plant Nursery & Garden Center
  - B. Approval of June 4<sup>th</sup> meeting minutes
  - C. Future meeting dates (8/6/18, 9/10/18, 10/1/18)
  - 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 6.15.18**



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, August 6<sup>th</sup>, 2018, 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 #8673, by Megan Johnson, to split off 3 acres for home building site in Ag District, 25-13-7, Richland Township.
2. Application #8676, by Gary Fehr, to impose a conservation easement, 24-15-9, Union Township.
3. Application #8680, by Donny Wigle, to split off a building site in Ag District, 33-13-9, Clear Creek Township.
4. Application #8681, by Randal Christiansen, zone change from Ag to Residential Estates, 2-14-9, Marble Township.
5. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#8194 – Deb Dael – Dog Kennel
  - B. Approval of July 2<sup>nd</sup> meeting minutes
  - C. Future meeting dates (9/10/18, 10/1/18, 11/5/18)
  - 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 7.20.18



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

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### Notice of Public Hearing

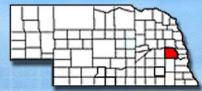
Notice is hereby given that the Saunders County Planning Commission will meet on Monday, September 10, 2018, at 7:30 PM in the old District Courtroom on 3rd floor at the Saunders County Courthouse-Wahoo, Nebraska. The meeting is open to the public for comment.

### Agenda

**Discussion and consideration of possible action on the following:**

1. Tabled item from August 6<sup>th</sup> Meeting: Application #8681, by Randal Christiansen, split in ag district, for single family dwelling, 2-14-9, Marble Township.
2. Tabled item from August 6<sup>th</sup> Meeting: Application #8676, by Gary Fehr, to impose a conservation easement, 24-15-9, Union Township.
3. Application #8707, by Chad Swanson, split in ag district, for single family dwelling, 29-15-6, Mariposa Township.
4. Application #8710, by Thomas Osmera, to survey off acreage at 1018 County Road 29, 27-14-5, Newman Township.
5. Application #8712, by Deanne Langemeier, split in ag district, for single family dwelling, 4-15-8, Marietta Township.
6. Application #8713, by Abram Marshall, split in ag district, for single family dwelling, 23-16-8, Pohocco Township.
7. Items of a routine nature for approval:
  - A. Annual Reviews:
    - MP#6330 – Doug Washburn – Commercial Dog Kennel
    - MP#8488 – Kyle Kern – River Life Airboats
  - B. Approval of August 6<sup>th</sup> meeting minutes
  - C. Future meeting dates (10/1/18, 11/5/18, 12/3/18)
  - 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.



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

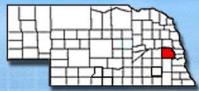
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**George Borreson**  
Saunders County Zoning Administrator

Posted 8.24.18



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, November 5<sup>th</sup>, 2018, at 7:30 PM in the old Supervisor's Room, on the 2<sup>nd</sup> floor of the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

### Agenda

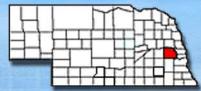
Discussion and consideration of possible action on the following:

1. Table item from October 1<sup>st</sup> meeting: Application #8731, by Bruce Rogers, change of zone, Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.
2. Application #8737, by Clayton Wade, for temporary relocation of the Wigwam Café, 11-14-7, Stocking Township.
3. Application #8744, by Alvertus Ott, split off 18.43 acres in the Ag District, 7-16-6, Douglas Township.
4. Application #8750, by Olsson Associates, Big Sandy Development 3<sup>rd</sup> Addition (replat of lot 1), 6-13-10, Clear Creek Township.
5. Application #8751, by Donald Shandera, 5 acre split in ag district for dwelling site, 28-13-9, Clear Creek Township.
6. Application #8752, by Kevin Wolfe, split in district for dwelling site, 32-13-6, Rock Creek Township.
7. Application#8753, by Greg Halton, rezone from transitional agricultural to agricultural, 6-15-9, Leshara Township.
8. Application #8756, by Western Sand & Gravel, sand and gravel mining operation, 7&8-13-10, Clear Creek Township.
9. Application #8757, by Western Sand & Gravel, wetland conservation bank, 31-13-10 Clear Creek Township.

10. Items of a routine nature for approval:

- A. Annual Reviews:
  - MP#7130 Camp Ashland Fuse Plug Embankment
- B. Approval of October 1<sup>st</sup> meeting minutes
- C. Future meeting dates (12/3/18, 1/7/19, 2/4/18)
- 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.



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

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**George Borreson**  
Saunders County Zoning Administrator

Posted 10.22.18



# Saunders County Planning and Zoning Agenda



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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, December 3, 2018, 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 5<sup>th</sup> meeting: Application #8750, by Olsson Associates, Big Sandy Development 3<sup>rd</sup> Addition (replat of lot 1), 6-13-10, Clear Creek Township.
2. Application #8759, by Laura Strode, split in agricultural district for single family dwelling, 13-13-8, Green Township.
3. Application #8778, by John Henderson, to request to amend the zoning regulations, 24-13-8, Green Township.

**Amend 6.01.03 to include:**

Storage units, subject to the following conditions:

- a. There shall be a minimum lot area of three (3) acres.
- b. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles. Said storage must be completely screened with eight (8) foot high permanent privacy fencing.
- c. All other storage shall be within enclosed building.
- d. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five (35) feet.
- e. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and one travel lane 15 feet in width. All two-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent extension of vehicles beyond property lines.
- f. All lights shall be shielded to direct light away from adjacent properties.
- g. No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing assembly or processing of any product shall be permitted.
- h. The owner or operator shall properly police the area for removal of trash and debris.
- i. Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to



# Saunders County Planning and Zoning Agenda



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the Planning Commission for their consideration with the conditional use permit application.

j. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

**4. Application #8779, by Matt Treadway, construct a grass runway for ag use, 8-12-9, Ashland Township.**

**5. Application #8781, by Chad Palensky, split in agricultural district for single family dwelling, 13-14-6, Chapman Township.**

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

- A. Annual Reviews: Tabled item from November 5<sup>th</sup> Meeting:**
  - MP#7130 Camp Ashland Fuse Plug Embankment
- B. Approval of November 5<sup>th</sup> meeting minutes**
- C. Future meeting dates (1/7/19, 2/4/19, 3/4/19)**
- 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 11.16.18**