



Saunders County Planning and Zoning Agenda



PLANNING AND ZONING DEPARTMENT

SAUNDERS COUNTY COURTHOUSE

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Mitch Polacek
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, January 6, 2020, 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 #8905, by Daniel Jimenez (Rancho Nuevo LLC), conditional permit for equine shows, rodeos, and musical events, 31-14-10, Marble Township.
2. Application #8921, by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township.
3. Application #8922, by Todd Gaver, single family dwelling in historical sites district (H-1), 22-17-7, North Cedar Township.
4. Items of a routine nature for approval:
 - A. Annual Review: None
 - B. Approval of December 2nd meeting minutes
 - C. Future meeting dates (2/3/20, 3/2/20, 4/6/20)
 - 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 12/20/19



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, January 6, 2020, 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 #8923, by Pohlad Custom Homes, relaxation of setbacks for building addition, Woodcliff S-21, 1-16-8, Pohocco 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

12/20/19



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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 3rd, 2020, 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 6th meeting: Application #8921, by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township.
2. Application #8930, by Bill Peck, for a wedding venue/reception hall, Section 10-16-8, Pohocco Township.
3. Items of a routine nature for approval:
 - A. Annual Review: Annual Reviews:
 - MP#1718 Dolezal Sand & Gravel – Gravel pumping operation
 - MP#2704 Larry Dolezal – Gravel dredging
 - MP#6990 Larry Dolezal – Sand & Gravel at Wolf's Lakes
 - MP#512 – NEBCO Inc. – Gravel pumping operation
 - MP#7548 – Western Sand & Gravel – Sand & gravel extraction operation
 - B. Approval of January 6 meeting minutes
 - C. Future meeting dates (3/2/20, 4/6/20, 5/4/20)
 - 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 1/17/20



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, March 2nd, 2020, 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 #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township.
2. Application #8947, by David Nienaber, to amend zoning regulation text to allow gyms and workout facilities to be a conditional use in Lakeside Residential Zone (R-L), 25-13-9, Clear Creek Township.
3. Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township.
4. From the Zoning Administrator: Update the Saunders County Zoning Map to reflect accurate Transitional Agricultural Zone on County Road 21, south of County Road A, to Saunders County Border, Sections 34, 35, 36, Township 13 Range 6, Richland Township.
5. Items of a routine nature for approval:
 - A. Annual Review: Annual Reviews:
 - MP#8821 – Neil Timmerman (Helena Agri-Enterprises)
 - B. Approval of February 3rd meeting minutes
 - C. Future meeting dates (4/6/20, 5/4/20, 6/1/20)
 - 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 2/14/20



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NOTICE OF CANCELLED MEETING

Notice is hereby given that the Saunders County Planning Commission will not be meeting on April 6, 2020.

If you have any questions, please call 402-443-8123.

Mitch Polacek
Saunders County Zoning Manager

Posted 3/18/20



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, April 27th, 2020, at 7:30 PM.

The meeting is being held via the Zoom platform. It may be attended by calling (669) 900-6833 and entering the meeting ID of 970 416 129 or by visiting <https://zoom.us/j/970416129>.

The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #8974, by Lonnie Mahrt, extension (Phase 2) of the previously approved permit (#8921, Jan 2020) to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township.

2. Items of a routine nature for approval:

- A. Annual Review: Annual Reviews: None
- B. Approval of March 2nd meeting minutes
- C. Future meeting dates (5/4/20, 6/1/20, 7/6/20)
- 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



Saunders County Planning and Zoning Agenda



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NOTICE OF CANCELLED MEETING

Notice is hereby given that the Saunders County Planning Commission will not be meeting on **May 4, 2020.**

If you have any questions, please call 402-443-8123.

Mitch Polacek
Saunders County Zoning Manager

Posted 4/17/20



Saunders County Planning and Zoning Agenda



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NOTICE OF CANCELLED MEETING

Notice is hereby given that the Saunders County Planning Commission will not be meeting on June 1.

If you have any questions, please call 402-443-8123.

Mitch Polacek
Saunders County Zoning Manager

Posted 5/14/20



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, July 6, 2020, 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.

****Note**** Due to social distancing measurer in place - seating space is limited.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9002, by Cedar Ridge Acres LLC, biosolids application, 6-12-9, Ashland Township.
2. Tabled item from March 2nd meeting: Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township.
3. Tabled item from March 2nd meeting: Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township.
4. From the Zoning Administrator: Update the Saunders County Zoning Map to reflect accurate Agricultural Zone on County Road 22, south of County Road A, ¼ mile east and west on all adjacent properties, to Saunders County Border, Sections 34 & 35, Township 13, Range 6, Rock Creek Township.
5. Items of a routine nature for approval:
 - A. Annual Review: MP#7610 – Elizabeth Neal – Greenhouse, nursery, & garden.
 - B. Approval of April 27 meeting minutes
 - C. Future meeting dates (8/3/20, 9/14/20, 10/5/20)
 - 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 6/19/20



Saunders County Planning and Zoning Agenda



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Social Distancing Procedures for July 6th Planning Commission Meeting

If you are attending the meeting for *Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township*, please wait on the 2nd floor (main/middle) floor of the courthouse.

If you are attending the meeting for *Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township*, please wait on the 1st floor (basement), of the courthouse.

When your item of interest is up on the agenda, a member of the Saunders County Staff will notify you to walk to the old District Court room. Once your item has been heard, you will be escorted from building, and the next group will be brought up to the meeting.

If you are attending the meeting for any other matter, please go directly into the old District Court room on the third floor of the Courthouse.



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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, August 3rd, 2020, at 7:30 PM, at the **STARLITE EVENT CENTER, 2045 County Road K, Wahoo, NE, 68066.**

The meeting is open to the public for comment.

****Note**** Due to social distancing measurer in place - seating space is limited.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9042, by David Nienaber, operate a fitness center in the Sandy Pointe Lake Community, 25-13-9, Clear Creek Township.
2. Tabled item from July 6th meeting: Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township.
3. Items of a routine nature for approval:
 - A. Annual Review: MP#8194 – Deb Dauel - Dog Kennel
 - B. Approval of July 6th meeting minutes
 - C. Future meeting dates (9/14/20, 10/5/20, 11/9/20)
 - 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 7/16/20



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, September 14, 2020, 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.

****Note**** Due to social distancing measurer in place - seating space is limited.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9082, by Ann Brock, amend Saunders County Zoning Regulations to remove campgrounds as a conditional use in A-1 Agricultural District; Article 6, Section 6.01.03.
2. Items of a routine nature for approval:
 - A. Annual Review: MP#8194 - Deb Dael – Dog Kennel
MP#6330 - Doug Washburn – Dog Kennel
MP#8488 - Kyle Kern – River Life Airboat Tours
 - B. Approval of August 3rd meeting minutes
 - C. Future meeting dates (10/5/20, 11/9/20, 12/7/20)
 - 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 8/28/20



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, October 5, 2020, at 6:30PM in the old District Courtroom, on 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

****Note**** Due to social distancing measurer in place - seating space is limited.

Agenda

Discussion and consideration of possible action on the following:

At 6:30PM, the Planning Commission will meet with Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning regulations.

1. To be heard at 7:30PM - Application #9091, by Bodie Dostal, replat of Thomas Lakes lots 56, 57, 58, 18-13-10, Clear Creek Township.

2. Items of a routine nature for approval:

- A. Annual Review:
 - Bruce Williams – MP#8909 – Poultry CAFO
- B. Approval of September 14 meeting minutes
- C. Future meeting dates (11/9/20, 12/7/20, 1/4/21)
- 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 9/18/20



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, November 9, 2020, 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 #9127, by Hancock Construction, addition in excess of 50% of the existing footprint, to a non-conforming structure, 26-14-7, Stocking 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.



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 9, 2020, at 6:00PM in the old District Courtroom, on 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

****Note** Due to social distancing measurer in place - seating space is limited.**

Agenda

Discussion and consideration of possible action on the following:

At 6:00PM, the Planning Commission will meet with Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning regulations.

Hearings to begin at 7:30PM:

1. Application #SD122, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, preliminary plat, 35-15-9, Union Township.
2. Application #9130, by Charles Schulte, Ashland Gun Club, grading within the floodplain, 14-13-9, Clear Creek Township.
3. Application #9131, by Tim Cowles, replat of lots 3-5, Cottonwood Cove II, 35-17-8, Pohocco Township.
4. Items of a routine nature for approval:
 - A. Annual Review:
 - Bruce Williams – MP#8909 – Poultry CAFO
 - LPSNRD – Camp Ashland Fuse Plug Embankment
 - B. Approval of October 5 meeting minutes
 - C. Future meeting dates (12/7/20, 1/4/21, 2/2/21)
 - D. Appointment of Planning Commission Chairman for 2021.
 - 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.



Saunders County Planning and Zoning Agenda



PLANNING AND ZONING DEPARTMENT SAUNDERS COUNTY COURTHOUSE

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, December 7, 2020, at 5:00PM in the old District Courtroom, on 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

****Note** Due to social distancing measurer in place - seating space is limited.**

Agenda

Discussion and consideration of possible action on the following:

At 5:00PM, the Planning Commission will meet with Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning regulations.

Hearings to begin at 7:30PM:

1. Application #9150, by David Hilgencamp, Replat of Woodcliff Subdivision Lot S-1035, 1-16-8, Leshara Township.
2. Application #9151, by Rev. Christopher Kubat, Replat of Marianna Subdivision Lots 11-13, 24-17-7, North Cedar Township.
3. Application #9152, by Hancock Construction, to amend the Saunders County Zoning Regulations, regarding the improvement of non-conforming structures.
4. Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township.
5. From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - Tabled item from November 9th Meeting: LPSNRD – Camp Ashland Fuse Plug Embankment
 - B. Approval of November 9th meeting minutes
 - C. Future meeting dates (1/4/21, 2/2/21, 3/1/21)
 - 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.

Posted 11/20/20