



Saunders County Planning and Zoning Agenda



PLANNING AND ZONING DEPARTMENT

SAUNDERS COUNTY COURTHOUSE

433 North Chestnut Street, Suite 302

Wahoo, NE 68066

(402) 443-8123 Office (402) 443-5709 Fax

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

Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, January 4, 2021, 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. Tabled item from the December 7th meeting: Application #9164: 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.

2. Application #9166, by Coday Keeler, 2,500 head swine confined animal feeding operation (CAFO), 6-15-9, Leshara Township.

3. Tabled item from the December 7th meeting: Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township.

4. Application #9165: From the Saunders County Zoning Administrator: Removal from the Saunders County Subdivision Regulations: Article III, Section 3, G: *If the Planning Commission postpones action and the applicant desires an immediate hearing before the County Board, the applicant has the privilege of appearing before the County Board at their next regularly scheduled meeting and request that a hearing date be set.*

5. Items of a routine nature for approval:

A. Annual Review:

- Tabled item from November 9th Meeting: MP#7130 LPSNRD - Camp Ashland Fuse Plug Embankment
- MP#1718 Dolezal Sand & Gravel – Gravel pumping operation
- MP#2704 Larry Dolezal – Gravel dredging
- MP#6990 Larry Dolezal – Sand & Gravel at Wolf's Lakes

B. Approval of December 7th meeting minutes

C. Future meeting dates (2/2/21, 3/1/21, 4/5/21)

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 12/18/20



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, February 1st, 2021**, 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. Tabled item from the January 4th meeting: Application #9164: 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.
2. Application #9181, by Terri Kucera, rezoning of property from Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.
3. Application SD 124, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, final plat, 35-15-9, Union Township.
4. Items of a routine nature for approval:
 - A. Annual Review:
 - MP#512 – NEBCO – Gravel Pumping Operation
 - MP#7548 – Western Sand & Gravel – Extraction Operation
 - MP#8821 – Helena Agricultural – Fertilizer and Seed Operation
 - MP#8905 – Rancho Nuevo LLC – Equine shows, rodeo, musical events
 - B. Approval of January 4 meeting minutes
 - C. Future meeting dates (3/1/21, 4/5/21, 5/3/20)
 - 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.

Posted 1/15/21



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 1, 2021, 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 #9182, by R & A Builders, Replat of lots 80 & 81, Sandy Pointe Lake Development, 18-13-10, Clear Creek Township.
2. Tabled item from the January 4th meeting: Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township.
3. Items of a routine nature for approval:
 - A. Annual Review:
 - None
 - B. Approval of February 1 meeting minutes
 - C. Future meeting dates (4/5/21, 5/3/21, 6/7/21)
 - 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 2/12/21



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 5th, 2021, 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 #9207, by Kavan Investments, LLC, Zone Change from Agricultural (A-1) to Commercial (C-1), 31-15-7, Center Township.

2 Application #9213, by Woodcliff Lakes (SID #8), Lonnie Mahrt, River Bank Stabilization Project, Sections 1&2-16-8, Leshara Township.

3. Application #9214, by Kevin Buse of Champion Feeders LLC, Large Confined Animal Feeding Operation (CAFO), on the grounds of Mead Cattle Company, 13-14-8, Wahoo Township.

4. Items of a routine nature for approval:

A. Annual Review:

- None

B. Approval of March 1st meeting minutes

C. Future meeting dates (5/3/21, 6/7/21, 7/12/21)

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 3/19/21



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 3rd, 2021, at 7:30PM, at the Russell Shanks 4-H Exhibition Hall, (Saunders County Fair Grounds) 635 E 1st Street, Wahoo NE. 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 #9240, by Community Energy, Page Bolin, Solar PV System, 33-15-9, Union Township, 3-14-9, Marble Township, 11-14-9, Marble Township.
2. Application #9241, by Cedar Ridge Acres, Tom Sherman, Application of Biosolids, 14-13-8, Green Township.
3. Application #9242, by Marianna Inc., Father Troy Schweiger, Marianna Replat #2, 24-17-7, North Cedar Township.
4. Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.
5. Application #9250, by Todd Kavan, Meat Processing Plant, 31-15-7, Center Township.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - None
 - B. Approval of April 5th meeting minutes
 - C. Future meeting dates (6/7/21, 7/12/21, 8/2/21)
 - 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 4.16.21



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 7th, 2021, at 7:30PM in the old District Courtroom, 3rd floor of 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 #9262, by Tracy Brown, home business: machine shop and manufacturing, 8-16-7, South Cedar Township.

2. Items of a routine nature for approval:

A. Annual Review:

- None

B. Approval of May 3rd meeting minutes

C. Future meeting dates (7/12/21, 8/2/21, 9/13/21)

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 5/21/21



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 7th, 2021, at 7:30PM in the old District Courtroom, 3rd floor of 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 #9262, by Tracy Brown, home business: machine shop and manufacturing, 8-16-7, South Cedar Township.

2. Items of a routine nature for approval:

- A. Annual Review:
 - None
- B. Approval of May 3rd meeting minutes
- C. Future meeting dates (7/12/21, 8/2/21, 9/13/21)
- 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 5/21/21



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 12th, 2021, at 7:30PM in the old District Courtroom, 3rd 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. Tabled item from May 3rd Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.
2. Application #9297, by John Vaughan, indoor/outdoor storage facility, 14-13-9, Clear Creek Township.
3. Items of a routine nature for approval:
 - A. Annual Review:
 - MP#7610 – Elizabeth Neal – Greenhouse plant nursery and garden center.
 - B. Approval of June 7th meeting minutes
 - C. Future meeting dates (8/2/21, 9/13/21, 10/4/21)
 - 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.

Posted 6/25/21



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, August 2nd, 2021, 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.

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 #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.

2. Application #9306, by Leo Benes, construction of farm pond, 33-13-5, Oak Creek Township.

3. Application #9311, Tillman Infrastructure, to construct a new telecommunications tower, 34-14-7, Stocking Township (pending receipt of documentation).

4. Items of a routine nature for approval:

A. Annual Review:

- Tabled item from July Meeting: MP#7610 – Elizabeth Neal – Greenhouse plant nursery and garden center.
- MP#8194 – Deb Dauel – Dog Kennel

B. Approval of July 12th meeting minutes

C. Future meeting dates (9/13/21, 10/4/21, 11/1/21)

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 7/16/21



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 13, 2021, 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 2nd meeting: Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.
2. Application #9322, by Battle Swine Industries, LLC (Tracy Brown), to add firearm manufacturing to Section 6.01.03, Conditional Uses in the Agricultural District (A-1), 8-16-7, South Cedar Township.
3. Application #9323, by SID #8 (Lonnie Mahrt), Riverbank Stabilization, 35-17-8, Pohocco Township.
4. Application #9324, by Platte Valley Drainage District (Kent Merryweather), repair flood damage to south end of levee, 24-15-9, Union Township.
5. Application #9333, by Sandy Pointe Storage, LLC., a Nebraska Limited Liability Company, Replat of lots 203 and Outlot "J" of replat of Sandy Pointe Lake Development 5th Addition, 25-13-9, Clear Creek Township.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - Tabled item from July Meeting: MP#7610 – Elizabeth Neal – Greenhouse plant nursery and garden center.
 - Tabled item from August Meeting: MP#8194 – Deb Dauel – Dog Kennel
 - MP#6330 – Doug Washburn - Dog Kennel
 - MP#8488 – Kyle Kern – River Life Airboats
 - B. Approval of August 2nd meeting minutes
 - C. Future meeting dates (10/4/21, 11/1/21, 12/6/21)
 - 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 8/27/21



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, September 13, 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 #9334, by Mark Ditter, requesting a variance of 2 feet 4 inches from the lot line, 34-17-8, 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.

Posted 8/27/21



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 13, 2021, 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 2nd meeting: Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.
2. Application #9322, by Battle Swine Industries, LLC (Tracy Brown), to add firearm manufacturing to Section 6.01.03, Conditional Uses in the Agricultural District (A-1), 8-16-7, South Cedar Township.
3. Application #9323, by SID #8 (Lonnie Mahrt), Riverbank Stabilization, 35-17-8, Pohocco Township.
4. Application #9324, by Platte Valley Drainage District (Kent Merryweather), repair flood damage to south end of levee, 24-15-9, Union Township.
5. Application #9333, by Sandy Pointe Storage, LLC., a Nebraska Limited Liability Company, Replat of lots 203 and Outlot "J" of replat of Sandy Pointe Lake Development 5th Addition, 25-13-9, Clear Creek Township.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - Tabled item from July Meeting: MP#7610 – Elizabeth Neal – Greenhouse plant nursery and garden center.
 - Tabled item from August Meeting: MP#8194 – Deb Dauel – Dog Kennel
 - MP#6330 – Doug Washburn - Dog Kennel
 - MP#8488 – Kyle Kern – River Life Airboats
 - B. Approval of August 2nd meeting minutes
 - C. Future meeting dates (10/4/21, 11/1/21, 12/6/21)
 - 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 8/27/21



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, October 4th, 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 #9343, by William & Delores Baumann, requesting a variance of 16 feet 6 inches from the lot line, 1-16-8, Leshara 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.

Posted 9/23/21



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 4, 2021, 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 12th Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.
2. Application #9345, by Brian Pleskach, Maintain fill within the Floodplain, 18-13-10, Clear Creek Township.
3. Items of a routine nature for approval:
 - A. Annual Review:
 - MP#8909 – Bruce Williams – Poultry CAFO
 - B. Approval of September 13th meeting minutes
 - C. Future meeting dates (11/1/21, 12/6/21, 1/3/22)
 - 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 9/23/21



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 1, 2021, 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.

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 and Comprehensive Plan.

Hearings to begin at 7:30PM:

1. Tabled item from October 4th Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.

2. Items of a routine nature for approval:

A. Annual Review:

- MP#7130 – LPS NRD – Camp Ashland Fuse Plug Embankment

B. Approval of October 4th meeting minutes

C. Future meeting dates (12/6/21, 1/3/22, 2/7/22)

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 10/15/21



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 6, 2021, at 6:00 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 #9385, by Doug Loftus, moving fill within the floodplain, 14-13-9, Clear Creek Township. Address: 410 County Road C, Ashland, NE 68003, (Parcel ID #003556000).
2. Application #9387, by Tracy Brown, Home business of Firearms Manufacturing with retail sales on premises, 8-16-7, South Cedar Township. Address: 1854 County Road V, Cedar Bluffs, NE 68015, (Parcel ID #002207000).
3. Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning Regulations and Comprehensive Plan.
4. Tabled item from October 4th Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.
5. Items of a routine nature for approval:
 - A. Annual Review:
 - MP#7130 – LPS NRD – Camp Ashland Fuse Plug Embankment
 - B. Approval of October meeting minutes.
 - C. Future meeting dates (1/3/22, 2/7/22, 3/7/22)
 - D. Nominate Planning Commission Chairman for 2022
 - 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.

Posted 11/19/21