



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT SAUNDERS COUNTY COURTHOUSE

Mitch Polacek  
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433 North Chestnut Street, Suite 302  
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### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 7, 2022, 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. Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning Regulations and Comprehensive Plan.
2. Application #9426, by Mark Ditter, Replat of lots 26 & 27, Valley View Estates, 34-17-8, Pohocco Township.
3. Application #9427, by The Nebraska Land Trust, Inc, Conservation Easement, 20-15-9, Union Township.
4. Application #9428, by Tanner Almerly (Valley Corp), to amend section 6.02.03 of the Saunders County Zoning Regulation Text, adding "Mining and extraction of minerals, water or raw material and the manufacturing, processing, treating and storing of mineral, water, or raw materials," (Section 6.01.03, #10, including a-j) to the Transitional Agricultural Zone: Conditional Uses.
5. Items of a routine nature for approval:
  - A. Annual Review:
    - MP#7130 – LPS NRD – 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 Lakes
    - MP#8905 – Daniel Jimenez – Rancho Nuevo LLC
    - MP#512 – NEBCO Inc – Gravel Pumping Operation
    - MP#7548 – Western Sand & Gravel – Extraction Operation
    - MP#8821 – Fertilizer and Seed Operation
  - B. Approval of December, 2021 meeting minutes.
  - C. Future meeting dates (3/7/22, 4/4/22, 5/2/22)
  - D. Nominate Planning Commission Chairperson 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.





# 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 7, 2022, 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 #9428, by Tanner Almery (Valley Corp), to amend section 6.02.03 of the Saunders County Zoning Regulation Text, adding "Mining and extraction of minerals, water or raw material and the manufacturing, processing, treating and storing of mineral, water, or raw materials," (Section 6.01.03, #10, including a-j) to the Transitional Agricultural Zone: Conditional Uses.
2. Application #9442, by Bruce Williams, biosolid application, 5-15-5, Elk Township.
3. Application #9443, by Cedar Ridge Acres, LLC, biosolid application, 15-13-8, Green Township.
4. Application #9445, by Mike Steffen, to amend the definition of "substantial improvement" in Section 6.12, J, of the Saunders County Zoning Regulations.
5. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of February meeting minutes.
  - C. Future meeting dates (4/4/22, 5/2/22, 6/6/22)
  - 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 2/18/22



# 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, April 4, 2022, 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 #9453, by Michael Rezac, dirt work within the floodplain, 12-14-6, Chapman Township.
2. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of March meeting minutes.
  - C. Future meeting dates (5/2/22, 6/6/22, 7/11/22)
  - 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 3/18/22



# 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 Board of Adjustment will meet on Monday, April 4, 2022, 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 #9451, by Michael Steffen, to permit another minor improvement, to a structure within the floodplain, Woodcliff Lakes, Tract 5, 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 3/18/22



# 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, May 2, 2022, 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 #9479, by Aria Custom Homes, Replat of Lake Allure Lots 112 & 113, 7-13-10, Clear Creek Township.
2. Application #9480, by Olsson (Andrew Broeker), Replat of Sandy Pointe Lake Lots 141 & 142, 2<sup>nd</sup> Addition, Clear Creek Township.
3. Application #9481, by Luke Dolezal, Campground for Recreational Vehicles, 18-17-6, Morse Bluff Township.
4. Items of a routine nature for approval:
  - A. Annual Review:
    - MP#9214 Champion Feeders-Feedlot
    - MP#9250 Todd Kavan- Meat Processing Plant
  - B. Approval of April meeting minutes.
  - C. Future meeting dates (6/6/22, 7/11/22, 8/2/22)
  - 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 4/14/22



# 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, May 2, 2022, 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 #9479, by Aria Custom Homes, Replat of Lake Allure Lots 112 & 113, 7-13-10, Clear Creek Township.
2. Application #9480, by Olsson (Andrew Broeker), Replat of Sandy Pointe Lake Lots 141 & 142, 2<sup>nd</sup> Addition, Clear Creek Township.
3. Application #9481, by Luke Dolezal, Campground for Recreational Vehicles, 18-17-6, Morse Bluff Township.
4. Items of a routine nature for approval:
  - A. Annual Review:
    - MP#9214 Champion Feeders-Feedlot
    - MP#9250 Todd Kavan- Meat Processing Plant
  - B. Approval of April meeting minutes.
  - C. Future meeting dates (6/6/22, 7/11/22, 8/2/22)
  - 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 4/14/22





# 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 6, 2022, 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 #9480, by Olsson (Andrew Broeker), Replat of Sandy Pointe Lake Lots 141 & 142, 2<sup>nd</sup> Addition, Clear Creek Township.
2. Application #9501, by Cory Scott & Madison Karels, Replat of Lake Allure lots 52 and 53, Clear Creek Township.
3. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of May meeting minutes.
  - C. Future meeting dates (7/11/22, 8/2/22, 9/12/22)
  - 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 5/13/22





# 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, June 6, 2022, 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 #9480, by Olsson (Andrew Broeker), Replat of Sandy Pointe Lake Lots 141 & 142, 2<sup>nd</sup> Addition, Clear Creek Township.
2. Application #9501, by Cory Scott & Madison Karels, Replat of Lake Allure lots 52 and 53, Clear Creek Township.
3. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of May meeting minutes.
  - C. Future meeting dates (7/11/22, 8/2/22, 9/12/22)
  - 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 5/13/22



# 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 11, 2022, 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 #9519, by Alex Martin of Hillside Orchard LLC, sale of wine slush and beer in current sales room for the months of August, September, and October, 36-13-6, Rock Creek Township.
2. Application #9524, by Gregory Knuth, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE NW 33-14-7 (36.01 acres) (AKA Parcel 5), Stocking Township.
3. Application #9525, by K&W Land LLC, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE BAL S ½ SE & TR N ½ SE 28-14-7 (82.97Acres) Stocking Township.
4. Application #9526, by Dennie Phelps, commercial equestrian center and associated stables, as an expansion of a non-conforming use, 21-14-7 (10.30 Acres), Stocking Township.
5. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of June meeting minutes.
  - C. Future meeting dates (8/2/22, 9/12/22, 10/3/22)
  - 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 6/24/22



# 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, July 11, 2022, 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 #9526, by Larry Thomas, to exceed a 50% expansion to a non-conforming garage, Lot 97, Thomas Lakes, 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.

Posted 6/24/22



# 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 1, 2022, 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 #9524, by Gregory Knuth, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE NW 33-14-7 (36.01 acres) (AKA Parcel 5), Stocking Township.
2. Application #9525, by K&W Land LLC, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE BAL S ½ SE & TR N ½ SE 28-14-7 (82.97Acres) Stocking Township.
3. Application #9535, By Kim Levin, bringing fill into the flood plain for a potential building, LOTS 1-7 BLK 4 FULLERS ADDITION TO WANN, Marble Township.
4. Application #9536, By Bruce Kumpula, Change of zone from Transitional Agriculture to Residential, LOTS 5-9 BLOCK 4 SWEDEBURG, Stocking Township.
5. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #8194 – Deb Dauel-continue operation of a 70-dog kennel
  - B. Approval of July, 2022 meeting minutes.
  - C. Future meeting dates (9/12/22, 10/3/22, 11/7/22)
  - 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 7/14/22



# 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 Board of Adjustment will meet on Monday, August 1, 2022, at 5:30 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 #9526, by Larry Thomas, to exceed a 50% expansion to a non-conforming garage, Lot 97, Thomas Lakes, 18-13-10, Clear Creek Township.
2. Application #9534, By Barry Taylor, to encroach on front and side setbacks on a rebuild of damaged garage, Lot S-93 Woodcliff, 2-16-8, Pohocco Township.
3. Application #9538, By Thomas McKnight, encroachment of front property line on a detached garage, Lot S-1012 Woodcliff 1-16-8, Leshara Township
4. Items of Routine Nature for Approval:
  - A. Adjournment
  - B. April meeting minutes

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

Posted 7/14/22



# 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 12, 2022, 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 #9524, by Gregory Knuth, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE NW 33-14-7 (36.01 acres) (AKA Parcel 5), Stocking Township.
2. Application #9525, by K&W Land LLC, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE BAL S ½ SE & TR N ½ SE 28-14-7 (82.97 Acres), Stocking Township.
3. Application #9535, by Kim Levin, bringing fill into the flood plain for a potential building, LOTS 1-7 BLK 4 FULLERS ADDITION TO WANN, 36-14-9, Marble Township.
4. Application #9547, by CJI LLC, construct a dam, 33-15-6, Mariposa Township.
5. Application #9548, by Jami Thoene, construct a dam, 5-14-5, Newman Township.
6. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #8194 - Deb Dauel - continue operation of a 70-dog kennel
    - Master Permit #6330 - Doug Washburn - commercial dog kennel
    - Master Permit #8488 - Kyle Kern - River Life Airboats
  - B. Approval of August 2022 meeting minutes
  - C. Future meeting dates (10/3/22, 11/7/22, 12/5/22)
  - 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 8/25/22





# 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 12, 2022, 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 #9524, by Gregory Knuth, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE NW 33-14-7 (36.01 acres) (AKA Parcel 5), Stocking Township.
2. Application #9525, by K&W Land LLC, change of zone, from TA-1 (Transitional Agricultural) to RE (Residential Estates), NE BAL S ½ SE & TR N ½ SE 28-14-7 (82.97 Acres), Stocking Township.
3. Application #9535, by Kim Levin, bringing fill into the flood plain for a potential building, LOTS 1-7 BLK 4 FULLERS ADDITION TO WANN, 36-14-9, Marble Township.
4. Application #9547, by CJI LLC, construct a dam, 33-15-6, Mariposa Township.
5. Application #9548, by Jami Thoene, construct a dam, 5-14-5, Newman Township.
6. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #8194 - Deb Dauel - continue operation of a 70-dog kennel
    - Master Permit #6330 - Doug Washburn - commercial dog kennel
    - Master Permit #8488 - Kyle Kern - River Life Airboats
  - B. Approval of August 2022 meeting minutes
  - C. Future meeting dates (10/3/22, 11/7/22, 12/5/22)
  - 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 8/25/22





# 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, October 3, 2022, 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 #9568, by Nir Levin, change of zone, from R-1 (Residential) to I-2 (General Industrial), TAX LOT 1 36-14-9 IN WANN (PREV RRROW), Marble Township.

2. Application # 9578, By Meredith Bohn, change of zone, from A-1 (Agriculture) to RE (Residential Estates), N 22.09 ACRES OF PT NE 10-13-9 (22.09 ACRES), Clear Creek Township.

3. Application # 9579, By M.E. Collins Contracting, borrow pit, 11-15-8, Marietta Township.

5. Items of a routine nature for approval:

A. Annual Review:

- Master Permit #8909 - Bruce Williams - Continuation of poultry confined animal feeding operation.

B. Approval of September 2022 meeting minutes

C. Future meeting dates (11/14/22, 12/5/22, 1/9/23)

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 9/15/22



# 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 3, 2022, 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 #9568, by Nir Levin, change of zone, from R-1 (Residential) to I-2 (General Industrial), TAX LOT 1 36-14-9 IN WANN (PREV RRROW), Marble Township.
2. Application # 9578, By Meredith Bohn, change of zone, from A-1 (Agriculture) to RE (Residential Estates), N 22.09 ACRES OF PT NE 10-13-9 (22.09 ACRES), Clear Creek Township.
3. Application # 9579, By M.E. Collins Contracting, borrow pit, 11-15-8, Marietta Township.
4. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #8909 - Bruce Williams - Continuation of poultry confined animal feeding operation.
  - B. Approval of September 2022 meeting minutes
  - C. Future meeting dates (11/14/22, 12/5/22, 1/9/23)
  - 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 9/15/22



# 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, November 14, 2022, at 7:30PM in the old District Courtroom, on 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

### Agenda

Discussion and consideration of possible action on the following:

1. Tabled item from October 3<sup>rd</sup> meeting: Application # 9579, by M.E. Collins Contracting, borrow pit, 11-15-8, Marietta Township.
2. Application # 9571, by Heather Smith, Adams Wagon Trail Ranches, Replat of lot 5, 12-16-8, Leshara Township.
3. Application #9594, By Tim Schaefer, Replat of lots 100 and 101 LAKE ALLURE 1ST ADD, 7-13-10, Clear Creek Township.
4. Application #9617, By Timothy Brunnert, Change of zone, From TA-1 (Transitional Agricultural) to C-1 (Commercial), PT SW SW 29-13-6, Rock Creek Township.
5. Application #9619, By Charles Schroeder, Replat of lots 83 and 84 THOMAS LAKES, 18-13-10, Clear Creek Township.
6. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #7130 - LPSNRD – Camp Ashland Fuse Plug Embankment.
  - B. Approval of October 2022 meeting minutes
  - C. Future meeting dates (12/5/22, 1/9/23, 2/6/23)
  - 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 10/27/22



# 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 5<sup>th</sup> 2022, 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.

### Agenda

Discussion and consideration of possible action on the following:

1. Tabled item from November 14<sup>th</sup> meeting. Application # 9571, by Heather Smith, Adams Wagon Trail Ranches, Replat of lot 5, 12-16-8, Leshara Township.
2. Application #9640, by Travis Rasmussen, land application for biosolids, 31&32-15-8 Marietta Township, 12-14-7 Stocking Township, 17-14-8 Wahoo Rural Township.
3. Application #9628, by Nir Levin, retail and whole sale of marine craft, TAX LOT 1 36-14-9 IN WANN (PREV RRROW), Marble Township.
4. Marvin Planning Consultants - Recommendation for proposed comprehensive plan.
5. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #7130, Tracy Brown, Firearm Manufacturing.
  - B. Approval of November meeting minutes
  - C. Future meeting dates (1/9/23, 2/6/23, 3/6/23)
  - 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 11/18/22