



# Saunders County Planning and Zoning Agenda



## PLANNING AND ZONING DEPARTMENT

### SAUNDERS COUNTY COURTHOUSE

433 North Chestnut Street, Suite 302

Wahoo, NE 68066

(402) 443-8136 Office (402) 443-5709 Fax

Mitch Polacek  
Zoning Administrator  
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Stephanie Reynolds  
Zoning Secretary  
sreynolds@saunderscounty.ne.gov

### Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 6<sup>th</sup> 2023, 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. Marvin Planning Consultants - Recommendation for proposed comprehensive plan.

2. Items of a routine nature for approval:

A. Annual Review:

- Master Permit #1718, Dolezal Sand & Gravel, Gravel pumping Operation
- Master Permit # 2704, Larry Dolezal, Gravel Dredging
- Master Permit #6990, Larry Dolezal, S&G at Wolf Lakes
- Master Permit #8905, Daniel Jimenez, Rancho Nuevo LLC
- Mater Permit #512, NEBCO, Inc., Gravel Pumping Operation
- Master Permit #7548, Western Sand & Gravel, Sand and Gravel Extraction Operation
- Master Permit #8821, Helena Agricultural, Fertilizer and Seed Operation

B. Approval of December meeting minutes

C. Future meeting dates (3/6/23, 4/3/23, 5/1/23)

D. Nominate Planning Commission Chairperson for 2023

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 1/20/22

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, April 3<sup>rd</sup> 2023**, 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. Application #9687, by Cedar Ridge Acres LLC, biosolid application, 10&21-13-8, Green Township.
2. Application #9688, by Bruce Williams, biosolid application, 33-17-6, Morse Bluff Township.
3. Application #9698, By T5 Development, LLC, Replat Lake Allure Third Addition, 7-13-10, Clear Creek Township.
4. Items of a routine nature for approval:
  - A. Annual Review: None
  - B. Approval of March meeting minutes
  - C. Future meeting dates (5/1/23, 6/5/23, 7/10/23)
  - 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 3/17/23

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, May 1<sup>st</sup> 2023**, 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. Application #9710, by Kalend McCurdy, new livestock pond and re-dig existing pond, 18-17-5, Bohemia Township.**
- 2. Application #9711, by T5 Development, replat of lot 61 through 73 & 145 first addition outlot D, Lake Allure second addition and outlot E, Lake Allure third addition, 12-13-9, Clear Creek Township**
- 3. Application #9713, by James Kruger, replat of lot 51 Big Sandy Development 1<sup>st</sup> addition, 6-13-10, Clear Creek Township**
- 4. Items of a routine nature for approval:**
  - A. Annual Review:**
    - Master Permit #9214, Champion Feeders, Feedlot
    - Master Permit # 9250, Todd Kavan, Meat Processing Plant
  - B. Approval of April meeting minutes**
  - C. Future meeting dates (6/5/23, 7/10/23, 8/7/23)**
  - 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 4/14/23**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, June 5<sup>th</sup> 2023**, 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.

**Agenda**

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

- 1. Application #9732, Jay Lake, extension of a non-conforming structure, to the front yard setback, lot S-54, Woodcliff Lakes, 1-16-8, Leshara Township.**
- 2. Items of a routine nature for approval:**
  - A. Adjournment**

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

**Posted 5/18/23**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, June 5<sup>th</sup> 2023**, 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. Application #9725, Michael Steffen, replat of track 5, Woodcliff Lakes, 1-16-8, Leshara Township.**
- 2. Application #9733, Gary Gillespie, zone change from transitional agricultural to residential estates, 28-14-7, Stocking Township.**
- 3. Items of a routine nature for approval:**
  - A. Annual Review:**
    - Master Permit # 9250, Todd Kavan, Meat Processing Plant**
  - B. Approval of May meeting minutes**
  - C. Future meeting dates (7/10/23, 8/7/23, 9/11/23)**
  - 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 5/18/23**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, July 10<sup>th</sup>, 2023**, at **6:30PM** in the old District Courtroom, on the **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 #9725, Michael Steffen, replat of track 5, Woodcliff Lakes, 1-16-8, Leshara Township.**
- 2. Application # 9741, Brian Hall with CEI Properties, Replat of lots 121 and 122, Lake Allure First Addition, 7-13-10, Clear Creek Township.**
- 3. Application #9745, James Thompson, zone change from Agriculture to Residential Estates, 6-14-9, Wahoo Township.**
- 4. Item from the Saunders County Zoning Administrator: Restructuring the terms of the Planning Commission and Board of Adjustment**
- 5. Items of a routine nature for approval:**
  - A. Annual Review:**
    - MP#9526: Dennie Phelps - Commercial equestrian center and associated stables**
  - B. Approval of June meeting minutes**
  - C. Future meeting dates (8/7/23, 9/11/23, 10/2/23)**
  - D. Open discussion from the public**
  - E. Adjournment**

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

**Posted 6/22/23**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Board of Adjustment will meet on **Monday, July 10<sup>th</sup> 2023**, 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.

**Agenda**

Discussion and consideration of possible action on the following:

1. Application #9753, Justin Howell and Tasha Goodwin, appeal of the decision by the Saunders County Planning Commission and the Saunders County Board of Supervisors to rezone Tax Lot 1 to Industrial (Wann), 36-14-9, Marble Township.
2. Items of a routine nature for approval:
  - A. June Meeting Minutes
  - B. Adjournment

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

**Posted 6/22/23.**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on **Monday, August 7<sup>th</sup>, 2023**, at **7:00 PM** in the old District Courtroom, on the **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 #9765, Tony Lierman, conditional use permit for storage building rental, 2-14-7, Stocking Township.
2. Application #9766, Terri Kucera, Preliminary Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township.
3. Application #9767, Terri Kucera, Final Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township.
  
4. Items of a routine nature for approval:
  - A. Annual Review: Master Permit MP#8194: Deb Dauel – Dog Kennel
  - B. Approval of July meeting minutes
  - C. Future meeting dates (9/11/23, 10/2/23, 11/6/23)
  - D. Open discussion from the public
  - E. Adjournment

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

**Posted 7/20/23.**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Board of Adjustment will meet on Monday, August 7<sup>th</sup>, 2023, at 6:00PM 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 #9764, Bryan Neher, Special Exception- encroach setbacks on front and side yard, 32-13-10, Ashland Rural Township.
2. Items of a routine nature for approval:
  - A. July Meeting Minutes
  - B. Adjournment

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

**Posted 7/20/23.**

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**Notice of Public Hearing**

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, October 2<sup>nd</sup>, 2023, at 6:30 PM in the old District Courtroom, on the 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 #9796, Timothy Gesell, Replat of lots 6 and 7 hidden timbers, 34-17-8, Pohocco Township.
2. Application #9802, John & Nancy McDaniel, bring fill to Flood plain, 1-13-9, Clear Creek Township.
3. Application #9804, Dave Starns, Amendment to Saunders County zoning regulations article 6, Sec 6.02.03, add agricultural implement repair.
4. Marvin Planning Consultants - Recommendation for proposed zoning regulations.
5. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit MP#8194: Deb Dauel – Dog Kennel
    - Master Permit MP#6330: Doug Washburn- Commercial Dog Kennel
    - Master Permit MP#8488: Kyle Kern- River Life Air Boats
    - Master Permit MP#8909: Bruce Williams- Poultry CAFO
  - B. Approval of August meeting minutes
  - C. Future meeting dates (11/6/23, 12/4/23, 1/8/24)
  - D. Open discussion from the public
  - E. Adjournment

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

Posted 9/15/23.

# 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 6<sup>th</sup>, 2023, at 6:30 PM in the old District Courtroom, on the 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 #9822, Bernard McNeil, Replat of lot 98 & 99 Big Sandy Development, 6-13-10, Clear Creek Township.
2. Application #9823, by Melisa Konecky, dairy product & produce sales, 12-14-6, Chapman Township.
3. Item from the Zoning Administrator: Review of proposed zoning regulations.
4. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit MP#7130- Camp Ashland Fuse Plug Embankment
  - B. Approval of October meeting minutes
  - C. Future meeting dates (12/4/23, 1/8/24, 2/5/24)
  - D. Open discussion from the public
  - E. Adjournment

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

Posted 10/20/23.

# 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, December 4<sup>th</sup>, 2023, at 6:30 PM on the 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 #9808, Dustin Foutch, outdoor open storage (boats, rv's), 5-12-9, Ashland Rural Township.
2. Application #9834, Steven Sousek, zone change from transitional agriculture to residential estates, 25-15-5, Elk Township.
3. Application # 9842, William Hancock, construct a dam/pond, 33-14-7, Stocking Township.
4. Application #9845, Gregory Vaughn, replat of lots 6 & 7 Buffalo Knolls Subdivision, 8-16-8, Pohocco Township.
5. Application #9846, Kirk Estee, dig a pond, distribute fill on property, 25-14-9, Marble Township.
6. Application #9847, Dave Starns, agriculture repair shop, 12-13-9, Clear Creek Township.
7. Item from the Zoning Administrator: Review of proposed zoning regulations.
8. Items of a routine nature for approval:
  - A. Annual Review:
    - Master Permit #9387- Tracy Brown, Firearm Manufacturing
    - Master Permit #9628- Nir Levin, Airboat Manufacturing and Sales
  - B. Approval of November meeting minutes
  - C. Future meeting dates (1/8/24, 2/5/24, 3/4/24)
  - D. Nominate Planning Commission Chairperson for 2024
  - E. Open discussion from the public
  - F. Adjournment

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

Posted 11/17/23.