



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS February 2, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, Trutna, Barry, Starns, and McEvoy present. Members N. Nelson and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded Starns to close the public hearing. Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy, to **approve** the application for approval of a land split for Eric Deerson to split off approximately 4 acres located in the SW corner of Section 5-14-9. Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried.

Motion by Barry, seconded by Starns to **approve** the following:

- 1) The proposed amendment to the Saunders County Comprehensive Plan to include the energy element
- 2) The proposed update and amendments to the Saunders County Zoning Regulations including corrections, previous zoning amendments, and new airport regulations
- 3) The revised and updated Official Zoning Map

Voting yes were: Proskovec, Barry, Starns, Trutna. Voting no was McEvoy. Motion carried

Motion by Barry, seconded by Trutna to **approve** the following annual reviews:

- 1) Larry Dolezal: continue operation of a sand & gravel operation (Wolf Lakes)
- 2) William McClure: continue home-based gun shop & marksmanship training range 36-14-9
- 3) NEBCO, Inc: continue gravel pump operation 12&13, 7&18-13-9&10
- 4) Western Sand & Gravel: continue sand & gravel extraction operation 31&32-14-10

Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Starns, to **approve** the minutes from the December 1, 2014 meeting. Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (3/2/2015, 4/6/2015, 5/4/2015)

There was no open discussion from the public.

The proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All Items considered by the Planning Commission were included in the agenda published and posted prior to said meeting.

Motion by Starns, seconded by Nelson to declare meeting adjourned. Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried. Meeting adjourned at 9:07 P.M.

Zoning Administrator

Chairman of the Planning Commission



Saunders County Planning and Zoning Minutes



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The Planning Commission reviewed future meeting dates: (3/2/2015, 4/6/2015, 5/4/2015)

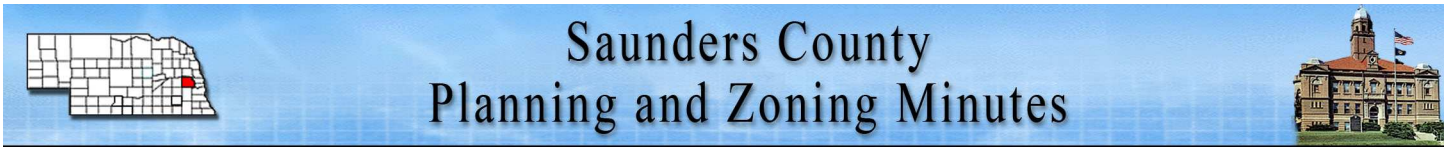
There was no open discussion from the public.

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Motion by Starns, seconded by Nelson to declare meeting adjourned. Voting yes were: Proskovec, Barry, Starns, McEvoy, Trutna. Voting no were none. Motion carried. Meeting adjourned at 9:07 P.M.

Zoning Administrator

Chairman of the Planning Commission



PLANNING COMMISSION PROCEEDINGS
March 2, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec Barry, Starns, McEvoy, and E. Nelson present. Members N. Nelson and Trutna were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded by E. Nelson to close the public hearing. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Motion by E. Nelson, seconded by McEvoy, to **approve** the application, #SD89, for approval of a replat for Michael & Carolyn Rodgerson to replat lots 30 & 31 of Thomas Lakes 3rd Addition located in Section 7&18-13-10 Clear Creek Township. Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by E. Nelson to **approve** the conditional permit application #7900 for Crystal Powers to operate a milking parlor, creamery, and farm store located at 414 County Road 15, in the SW corner of Section 25-13-7 Richland Township. Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Barry, seconded by McEvoy to **approve** the following annual reviews:

- 1) **Russ Oviat: master permit#7354 operation of a campground Section 25-15-9**
- 2) **Trade Well Pallet Supply: master permit#3141 operation of a sawmill Section 12-13-9**

Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Barry, seconded by Starns, to **approve** the minutes from the February 2, 2015 meeting. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (4/6/2015, 5/4/2015, 6/1/2015)

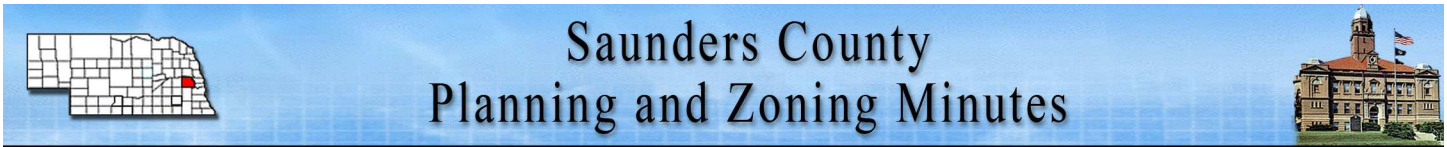
There was no open discussion from the public.

The proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All Items considered by the Planning Commission were included in the agenda published and posted prior to said meeting.

Motion by McEvoy, seconded by E. Nelson to declare meeting adjourned. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried. Meeting adjourned at 8:05 P.M.

Zoning Administrator

Chairman of the Planning Commission



PLANNING COMMISSION PROCEEDINGS
March 2, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec Barry, Starns, McEvoy, and E. Nelson present. Members N. Nelson and Trutna were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded by E. Nelson to close the public hearing for application #SD89. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

Motion by E. Nelson, seconded by McEvoy, to **approve** the application, #SD89, for approval of a replat for Michael & Carolyn Rodgerson to replat lots 30 & 31 of Thomas Lakes 3rd Addition located in Section 7&18-13-10 Clear Creek Township. Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by E. Nelson to **approve** the conditional permit application #7900 for Crystal Powers to operate a milking parlor, creamery, and farm store located at 414 County Road 15, in the SW corner of Section 25-13-7 Richland Township. Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Barry, seconded by McEvoy to **approve** the following annual reviews:

- 1) **Russ Oviat: master permit#7354 operation of a campground Section 25-15-9**
- 2) **Trade Well Pallet Supply: master permit#3141 operation of a sawmill Section 12-13-9**

Voting yes were: Proskovec, Barry, Starns, McEvoy, and E. Nelson. Voting no were none. Motion carried.

Motion by Barry, seconded by Starns, to **approve** the minutes from the February 2, 2015 meeting. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (4/6/2015, 5/4/2015, 6/1/2015)

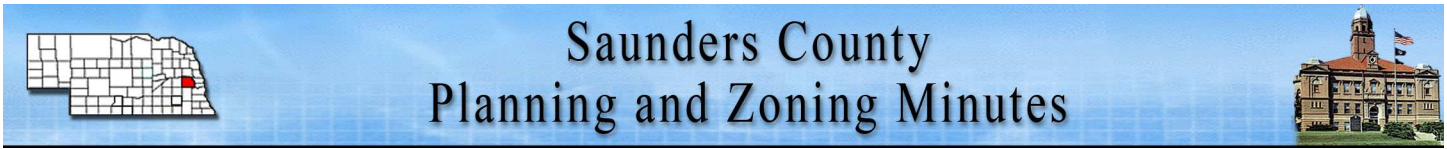
There was no open discussion from the public.

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Motion by McEvoy, seconded by E. Nelson to declare meeting adjourned. Voting yes were: Proskovec, Barry, Starns, McEvoy, E. Nelson. Voting no were none. Motion carried. Meeting adjourned at 8:05 P.M.

Zoning Administrator

Chairman of the Planning Commission



PLANNING COMMISSION PROCEEDINGS

April 6, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, Trutna, and E. Nelson present. Member McEvoy was absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Starns, seconded by Trutna, to **approve** application #7921 by Nathaniel Buss/Olsson Associates, to rezone a tract of land approximately 603.61 acres from Agricultural to Lakeside Residential & to amend the future land use map & official zoning map. Tract of land is composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township. Voting yes: Proskovec, Trutna, Barry, Starns, and E. Nelson. Voting no: none. N. Nelson abstained. Motion carried.

Motion by N. Nelson, seconded by Starns to **table** application #SD90 of a preliminary plat known as Sandy Pointe Lake Development located on a tract of land composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

Motion by Starns, seconded by Barry to **table** application #7923 by David Olson, Constructors/Abel Investment to rezone a tract of land 149.13 acres from Agricultural to Transitional Agricultural, balance of SE ¼ section 24-13-9, Clear Creek Township & application #7924 to operate a temporary concrete batch plant in section 24-13-9, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

Motion by Starns, seconded by N. Nelson to **approve** the following annual reviews:

- 1) Jeff Ferrin: Master Permit #3422 compost lawn & garden debris Section 12-13-9
- 2) Larry Dolezal: Master Permit #1718 Sand & Gravel Section 13-17-5
- 3) Blue River Regulators: Master Permit #5522 gun club shooting range Section 31-14-5

Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

Motion by Barry, seconded by Starns, to **approve** the minutes from the March 2nd, 2015 meeting. Voting yes were: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson- contingent on a correction in paragraph #4 to add "for application #SD89." Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (5/4/2015, 6/1/2015, 7/6/2015).

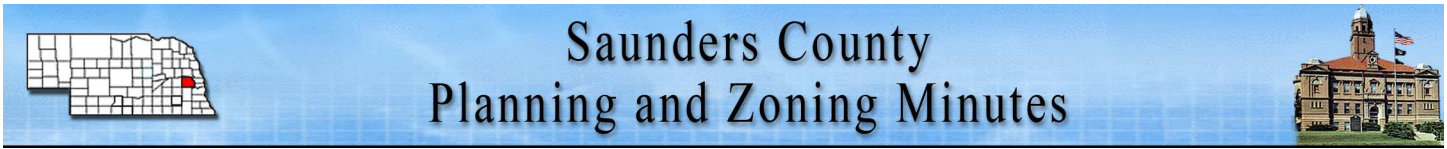
There was no open discussion from the public.

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Motion by Starns, seconded by Trutna to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried. Meeting adjourned at 9:15 P.M.

Zoning Administrator

Chairman of the Planning Commission



PLANNING COMMISSION PROCEEDINGS

April 6, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, Trutna, and E. Nelson present. Member McEvoy was absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Starns, seconded by Trutna, to **approve** application #7921 by Nathaniel Buss/Olsson Associates, to rezone a tract of land approximately 603.61 acres from Agricultural to Lakeside Residential & to amend the future land use map & official zoning map. Tract of land is composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township. Voting yes: Proskovec, Trutna, Barry, Starns, and E. Nelson. Voting no: none. N. Nelson abstained. Motion carried.

Motion by N. Nelson, seconded by Starns to **table** application #SD90 of a preliminary plat known as Sandy Pointe Lake Development located on a tract of land composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

Motion by Starns, seconded by Barry to **table** application #7923 by David Olson, Constructors/Abel Investment to rezone a tract of land 149.13 acres from Agricultural to Transitional Agricultural, balance of SE ¼ section 24-13-9, Clear Creek Township & application #7924 to operate a temporary concrete batch plant in section 24-13-9, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

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Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried.

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The Planning Commission reviewed future meeting dates: (5/4/2015, 6/1/2015, 7/6/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by Starns, seconded by Trutna to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and E. Nelson. Voting no: none. Motion carried. Meeting adjourned at 9:15 P.M.

Zoning Administrator

Chairman of the Planning Commission



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

May 4, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, Trutna, and McEvoy present. Member E. Nelson was absent.

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The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:35 P.M.

Motion by Barry, seconded by N. Nelson, to **approve** application #SD90 preliminary plat known as Sandy Pointe Lake Development located on a tract of land composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township – contingent upon the following conditions:

- 1) The developer is to add the equivalent of a cul-de-sac on the west side of the development to tie Sandy Pointe Place Road to the emergency access road.
- 2) The subdivision covenants are to require that each lot owner install a minimum 12-inch diameter drainage pipe designed to carry each lot's drainage to the lake.
- 3) The requirement of at least 2 keys to the emergency exit gate be available on the subdivision premises at all times.
- 4) All sidewalks to be 4-foot width- except in cul-de-sac areas.
- 5) The cul-de-sac located on the west side of the development is to be clearly marked "NO OUTLET."

Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **approve** application #7942 by Western Sand & Gravel to construct approx. 9000 linear feet of railroad to be used for railcar storage in Section 24-13-9, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by Starns, seconded by McEvoy to **table** the application #7943 by Lloyd & Judy Boone for approval of final plat at Estates Provence Phase 3 until the homeowners of Phases 1 & 2 can reach an agreement with Lloyd Boone on an acceptable resolution to the issues of repair and maintenance of roads in Phases 1 & 2. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by Barry, seconded by Starns, to **table** the annual reviews for Waste Connections: Transfer Station #2102 and Compost Grass #2371 until payment is received to confirm intent of ongoing permits. Voting yes were: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no were none. Motion carried.

Motion by Trutna, seconded by N. Nelson to **approve** the April 6th, 2015 meeting minutes. Voting yes were: Proskovec, N. Nelson, Trutna, Barry, Starns. McEvoy abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (6/1/2015, 7/6/2015, 8/3/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Starns to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried. Meeting adjourned at 9:50 PM.

Zoning Administrator

Chairman of the Planning Commission



Saunders County Planning and Zoning Minutes





Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

May 4, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, Trutna, and McEvoy present. Member E. Nelson was absent.

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The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:35 P.M.

Motion by Barry, seconded by N. Nelson, to **approve** application #SD90 preliminary plat known as Sandy Pointe Lake Development located on a tract of land composed mainly of: E ½ of 25-13-9, E ½ of 24-13-9, E ½ of 13-13-9, W ½ of W ½ of 18-13-10, W ½ of W ½ of 19-13-10, W ½ of W ½ of 30-13-10, Clear Creek Township – contingent upon the following conditions:

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- 2) The subdivision covenants are to require that each lot owner install a minimum 12-inch diameter drainage pipe designed to carry each lot's drainage to the lake.
- 3) The requirement of at least 2 keys to the emergency exit gate be available on the subdivision premises at all times.
- 4) All sidewalks to be 4-foot width- except in cul-de-sac areas.
- 5) The cul-de-sac located on the west side of the development is to be clearly marked "NO OUTLET."

Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **approve** application #7942 by Western Sand & Gravel to construct approx. 9000 linear feet of railroad to be used for railcar storage in Section 24-13-9, Clear Creek Township. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by Starns, seconded by McEvoy to **table** the application #7943 by Lloyd & Judy Boone for approval of final plat at Estates Provence Phase 3 until the homeowners of Phases 1 & 2 can reach an agreement with Lloyd Boone on an acceptable resolution to the issues of repair and maintenance of roads in Phases 1 & 2. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried.

Motion by Barry, seconded by Starns, to **table** the annual reviews for Waste Connections: Transfer Station #2102 and Compost Grass #2371 until payment is received to confirm intent of ongoing permits. Voting yes were: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no were none. Motion carried.

Motion by Trutna, seconded by N. Nelson to **approve** the April 6th, 2015 meeting minutes. Voting yes were: Proskovec, N. Nelson, Trutna, Barry, Starns. McEvoy abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (6/1/2015, 7/6/2015, 8/3/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Starns to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, and McEvoy. Voting no: none. Motion carried. Meeting adjourned at 9:50 PM.

Zoning Administrator

Chairman of the Planning Commission



Saunders County Planning and Zoning Minutes





Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

June 1, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, and McEvoy present. Members Starns, Trutna, and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded by McEvoy, to **approve** application #SD91 by Michael Johnson, Olsson Associates- Sandy Pointe Lake Development Addition (final plat), Clear Creek Township.

1) Contingent on Board of Supervisors' approval of Sandy Pointe Lake preliminary plat.

2) Contingent on Board of Supervisors' review/approval of an agreement with the city of Ashland for sewage treatment.

Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **table** the proposed zoning regulation amendments. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **table** the annual review for Larry Dael. Mrs. Debra Dael, present, requested changes to the conditional permit. She was advised that a new conditional permit will be required in order for her to increase the number and size of dogs allowed by permit.

Motion by Barry, seconded by N. Nelson, to **approve** the annual reviews for Larry Dolezal: Gravel Dredging #2704 and Waste Connections: Transfer Station #2102 and Compost Grass #2371. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **approve** the June 1st, 2015 meeting minutes. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/6/2015, 8/3/2015, 9/14/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by N. Nelson to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried. Meeting adjourned at 8:52 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until July meeting date.

Elizabeth Zwiebel
Office Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

June 1, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, and McEvoy present. Members Starns, Trutna, and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Barry, seconded by McEvoy, to **approve** application #SD91 by Michael Johnson, Olsson Associates- Sandy Pointe Lake Development Addition (final plat), Clear Creek Township.

1) Contingent on Board of Supervisors' approval of Sandy Pointe Lake preliminary plat.

2) Contingent on Board of Supervisors' review/approval of an agreement with the city of Ashland for sewage treatment.

Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **table** the proposed zoning regulation amendments. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **table** the annual review for Larry Dael. Mrs. Debra Dael, present, requested changes to the conditional permit. She was advised that a new conditional permit will be required in order for her to increase the number and size of dogs allowed by permit.

Motion by Barry, seconded by N. Nelson, to **approve** the annual reviews for Larry Dolezal: Gravel Dredging #2704 and Waste Connections: Transfer Station #2102 and Compost Grass #2371. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **approve** the June 1st, 2015 meeting minutes. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/6/2015, 8/3/2015, 9/14/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by N. Nelson to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Motion carried. Meeting adjourned at 8:52 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until July meeting date.

Elizabeth Zwiebel
Office Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

July 6, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, McEvoy, Starns, Trutna, and E. Nelson.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by Starns, seconded by E. Nelson to **approve** application #7952 by Joshua Johnson for a conditional permit to split off 3.01 acres in Section 10-13-8. Voting yes: All. Voting no: None. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **table** the proposed zoning regulation amendments. Voting yes: All. Voting no: None. Motion carried.

Motion by Starns, seconded by Trutna to **approve** the annual reviews for:

Permit# 7610 for Elizabeth Neal to operate a greenhouse, plant nursery & garden center in Section 4-13-7.

Permit# 6280 for Larry Dael to operate a dog kennel in Section 10-15-6.

Voting yes: All. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Barry to **approve** the June 1st, 2015 meeting minutes. Voting yes: Proskovec, N. Nelson, Barry, and McEvoy. Voting no: none. Trutna, Starns, and E. Nelson abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (8/3/2015, 9/14/2015, 10/5/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by Starns, seconded by McEvoy to declare meeting adjourned. Voting yes: All. Voting no: None. Motion carried. Meeting adjourned at 8:30 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until August meeting date.

Elizabeth Zwiebel
Office Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 3, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, McEvoy, and Trutna. Starns and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Item #1: Application #SD92- William & Carrie Holz replat of lots 54 & 55, Thomas Lakes Subdivision. Item struck from agenda prior to meeting, as applicant will submit a revised survey.

Motion by McEvoy, seconded by Trutna to **table** the proposed zoning regulation amendments requesting: Further clarification of the 3 acre building site requirements by DEQ pertaining to the road right of way and Feedback from the County Board of Supervisors.

Voting yes: Proskovec, N. Nelson, Barry, McEvoy, and Trutna. Voting no: None. Motion carried.

Motion by Barry, seconded by Trutna to **approve** the July 6th, 2015 meeting minutes. Voting yes: Proskovec, N. Nelson, Barry, McEvoy, and Trutna. Voting no: none. Motion carried.

The Planning Commission reviewed future meeting dates: (9/14/2015, 10/5/2015, 11/2/2015).

There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by N. Nelson to declare meeting adjourned. Voting yes: Proskovec, N. Nelson, Barry, McEvoy, and Trutna. Voting no: None. Motion carried. Meeting adjourned at 8:30 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until September meeting date.

Elizabeth Zwiebel
Office Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS September 14, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, McEvoy, Trutna and E. Nelson

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Motion by N. Nelson, seconded by McEvoy to **table** application #8010 by Christopher J Kems to operate a home-based business selling firearms. The planning commission requested additional background information from the applicant, additional details pertaining to types of firearms permits, and additional security detail. Voting yes: All. Voting no: None. Motion carried.

Motion by Barry, seconded by Trutna to **approve** application #SD92 by William & Carrie Holz for replat of lots 54 & 55 Thomas Lakes. Voting yes: All. Voting no: None. Motion carried.

Motion by Starns, seconded by E. Nelson to **approve** application #SD93 by Roger & Betty Adams for replat of lot 5 Adams Wagon Trail Ranches. Voting yes: All. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Barry to **deny** application #8017 by Todd Rannals for dike repair along the Platte River. The applicant has not obtained the proper permit from U. S. Army Corps of Engineers. Voting yes: All. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **deny** application #8018 by Ashland Gun Club to fill and grade for parking use based on the premise that in doing so, the alteration could cause undue increases in flood heights or velocities to neighboring properties. Voting yes: All. Voting no: None. Motion carried.

Motion by N. Nelson, seconded by E. Nelson to **deny** the proposed zoning amendments reducing the minimum acreage requirement for single-family dwellings within the permitted uses of the Agricultural District Section 6.01. Voting yes: Proskovec, N. Nelson, Barry, McEvoy, Trutna and E. Nelson. Voting no: Starns. Motion carried.

Motion by Barry, seconded by Trutna to **approve** annual reviews: Jeff Ferrin / White Sands Raceway, Permit# 2350 Outdoor Motor Sports Complex & Doug Washburn, Permit# 6331 Commercial Dog Kennel. Voting yes: All. Voting no: None. Motion carried.

Motion by Barry, seconded by Trutna to **approve** the minutes of August 3 meeting. Voting yes: Proskovec, N. Nelson, Barry, McEvoy, Trutna and E. Nelson. Voting no: None. Starns abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (10/5/2015, 11/2/2015, 12/7/2015). There was no open discussion from the public.

Proceedings of the foregoing meeting were recorded and on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Starns to declare meeting adjourned. Voting yes: All. Voting no: None. Motion carried. Meeting adjourned at 10:05 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until October meeting date.



Saunders County Planning and Zoning Minutes



Elizabeth Zwiebel
Zoning Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS
October 5th, 2015

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Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, McEvoy, and Trutna. Starns and E. Nelson were absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted. The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8010 by Christopher J Kems to operate a home-based business selling firearms.

Motion by Barry, seconded by McEvoy to **approve** application #8010 by Christopher J Kems to operate a home-based business selling firearms- subject to a one (1) year annual review. Voting yes: Trutna, Barry, McEvoy, Proskovec, N. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8031 by Doug Loftus to fill and grade.

Motion by Barry, seconded by McEvoy to **table** application #8031 by Doug Loftus to fill and grade. The Commission requested additional research be conducted- that the Nebraska Department of Roads and Member John Starns be contacted to report waterflow studies of the area. Voting yes: McEvoy, Proskovec, N. Nelson, Trutna, and Barry. Voting no: None. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **enter into executive session** for the protection of the public interest to discuss threat of litigation with legal counsel for the County, the zoning administrator, County office clerk, and members of the Commission. Voting yes: Proskovec, N. Nelson, Trutna, Barry, and McEvoy. Voting no: None. Motion carried.

Entered into executive session at 8:48pm (with County's legal counsel present: Brandy Johnson, Law Office of Vincent Valentino).

Motion by N. Nelson, seconded by McEvoy to **come out of executive session**. Voting yes: N. Nelson, Trutna, Barry, McEvoy, and Proskovec. Voting no: None. Motion carried.

Executive/closed session ended at 9:35pm (with no action taken).

One of the County's attorneys, Bryan Dykes, gave a telephonic presentation to the Planning Commission concerning the secondary effects of adult establishments, as relates to County Board's proposal for zoning amendments. Associated written materials were made part of the record.

Public hearing was held regarding proposal for amendment to zoning regulations relating to adult establishments, of which copies were available.

Motion by Barry, seconded by McEvoy to **recommend approval** to the County Board of Supervisors of item four (4) on the agenda [proposal for amendments to the zoning regulations relating to adult establishments], in that it's needed and justified based on the need to regulate the secondary effects of adult establishments; the proposed amendments are consistent with the purposes of the general planning program and comprehensive plan, because based upon study and review, they will protect the tax base, protect the property against blight and depreciation, secure economy in governmental expenditures, foster the state industries, encourage the most appropriate use of the land in the county. Voting yes: Proskovec, N. Nelson, Trutna, Barry, and McEvoy. Voting no: None. Motion carried.



Saunders County Planning and Zoning Minutes



Motion by N. Nelson, seconded by McEvoy **to approve** the minutes of September 14th meeting. Voting yes: N. Nelson, Trutna, Barry, McEvoy, and Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (11/2/2015, 12/7/2015, 1/4/2016).

There was open discussion regarding the consideration of Fremont relinquishing the city's zoning jurisdiction in Saunders County.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Proskovec to declare meeting adjourned. Voting yes: Trutna, Barry, McEvoy, Proskovec, and N. Nelson. Voting no: None. Motion carried. Meeting adjourned at 10:20 PM.

*Meeting minutes will not be reviewed for approval by the Planning Commission until November meeting date.

Elizabeth Zwiebel- Zoning Clerk



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS November 2nd, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Trutna, Starns, McEvoy, E. Nelson and Barry.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted. The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8031 by Doug Loftus to fill and grade approximately 31250 sq. ft. to be blended with existing farm land.

Motion by N. Nelson, seconded by Starns to approve application #8031 by Doug Loftus to fill and grade. Voting yes: Trutna, Barry, Starns, E. Nelson, Proskovec and N. Nelson. Voting no: McEvoy. Motion carried.

Public hearing was held regarding application #SD93 by by Jon Devish to replat lots 34 & 35 Estates Provence.

Motion by Barry, seconded by McEvoy to approve application #SD93 by John Devish to replat lots 34 & 35 Estates Provence. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: none. Motion carried.

Public hearing was held regarding application #8042 by Michael J Chvatal to construct a 1-1 ½ acre pond, Section 10-15-6 Mariposa Township.

Motion by Starns, seconded by McEvoy to approve the application #8042 by Michael J Chvatal to construct a 1-1 ½ acre pond. Voting yes: Barry, Starns, McEvoy, E. Nelson, Proskovec, N. Nelson and Trutna. Voting no: none. Motion carried.

Public hearing was held regarding application #8043 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC to replat lots 54, 55, 56 & 57 Sandy Pointe, Clear Creek Township.

Motion by N. Nelson, seconded by Starns to approve the application #8043 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC / Christo Properties, LLC to replat lots 54, 55, 56 & 57 Sandy Pointe. Voting yes: McEvoy, E. Nelson, Proskovec, N. Nelson, Trutna, Barry and Starns. Voting no: none. Motion carried.

Public hearing was held regarding application #SD94 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 1st Addition, Clear Creek Township.

Motion by Barry, seconded by McEvoy to approve application #SD94 by Olsson Associates on behalf of Sandy Pointe Lake Development for Final Plat of Sandy Pointe Lake Development 1st Addition. Voting yes: Proskovec, N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson. Voting no: none. Motion carried.

Public hearing was held regarding the annual review for Brian Reid, master permit #7109 to store/sell fertilizer, Section 4-13-9 Clear Creek Township.

Motion by N. Nelson, seconded by Starns to approve the annual review for Brian Reid, master permit #7109. Voting yes: Starns, McEvoy, E. Nelson, Proskovec, N. Nelson, Trutna and Barry. Voting no: none. Motion carried.

Public hearing was held regarding the annual review for LPSNRD, master permit #7130 Camp Ashland Fuse Plug Embankment, Section 30&31-13-10 Clear Creek & Ashland Township. Discussion between the planning commission and the LPSNRD and the Army Corps of Engineers took place.

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Saunders County Planning and Zoning Minutes



Motion by McEvoy, seconded by E. Nelson to approve the annual review for LPSNRD, master permit #7130 contingent upon the understanding that competent personnel be onsite in case a flood event happens. Voting yes: E. Nelson, Proskovec, N. Nelson, Trutna, Barry, Starns and McEvoy. Voting no: none. Motion carried.

Motion by Barry, seconded by Trutna to approve the minutes of October 5th meeting. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (12/7/2015, 1/4/2016, 2/1/2016).

There was open no open discussion from the public.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Starns to declare meeting adjourned. Voting yes: All. Voting no: None. Motion carried. Meeting adjourned at 10:45 PM.

<u>Zoning Administrator</u>	<u>Date</u>	<u>Planning Commission Chair</u>	<u>Date</u>
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Deleted: Motion by Barry, seconded by McEvoy to **approve** application #8010 by Christopher J Kems to operate a home-based business selling firearms- subject to a one (1) year annual review. Voting yes: Trutna, Barry, McEvoy, Proskovec, N. Nelson. Voting no: None. Motion carried.¶

¶ Public hearing was held regarding application #8031 by Doug Loftus to fill and grade.¶

¶ Motion by Barry, seconded by McEvoy to **table** application #8031 by Doug Loftus to fill and grade. The Commission requested additional research be conducted- that the Nebraska Department of Roads and Member John Starns be contacted to report waterflow studies of the area. Voting yes: McEvoy, Proskovec, N. Nelson, Trutna, and Barry. Voting no: None. Motion carried.¶

¶ Motion by McEvoy, seconded by [1]

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Motion by Barry, seconded by McEvoy to **approve** application #8010 by Christopher J Kems to operate a home-based business selling firearms- subject to a one (1) year annual review. Voting yes: Trutna, Barry, McEvoy, Proskovec, N. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8031 by Doug Loftus to fill and grade.

Motion by Barry, seconded by McEvoy to **table** application #8031 by Doug Loftus to fill and grade. The Commission requested additional research be conducted- that the Nebraska Department of Roads and Member John Starns be contacted to report waterflow studies of the area. Voting yes: McEvoy, Proskovec, N. Nelson, Trutna, and Barry. Voting no: None. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **enter into executive session** for the protection of the public interest to discuss threat of litigation with legal counsel for the County, the zoning administrator, County office clerk, and members of the Commission. Voting yes: Proskovec, N. Nelson, Trutna, Barry, and McEvoy. Voting no: None. Motion carried.

Entered into executive session at 8:48pm (with County's legal counsel present: Brandy Johnson, Law Office of Vincent Valentino).

Motion by N. Nelson, seconded by McEvoy to **come out of executive session**. Voting yes: N. Nelson, Trutna, Barry, McEvoy, and Proskovec. Voting no: None. Motion carried.

Executive/closed session ended at 9:35pm (with no action taken).

One of the County's attorneys, Bryan Dykes, gave a telephonic presentation to the Planning Commission concerning the secondary effects of adult establishments, as relates to County Board's proposal for zoning amendments. Associated written materials were made part of the record.

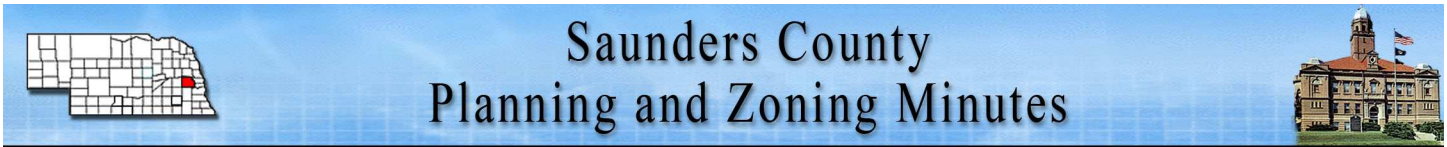
Public hearing was held regarding proposal for amendment to zoning regulations relating to adult establishments, of which copies were available.

Motion by Barry, seconded by McEvoy to **recommend approval** to the County Board of Supervisors of item four (4) on the agenda [proposal for amendments to the zoning regulations relating to adult establishments], in that it's needed and justified based on the need to regulate the secondary effects of adult establishments; the proposed amendments are consistent with the purposes of the general planning program and comprehensive plan, because based upon study and review, they will protect the tax base, protect the property against blight and depreciation, secure economy in governmental expenditures, foster the state industries, encourage the most appropriate use of the land in the county. Voting yes: Proskovec, N. Nelson, Trutna, Barry, and McEvoy. Voting no: None. Motion carried.

discussion regarding the consideration of Fremont relinquishing the city's zoning jurisdiction in Saunders County.

*Meeting minutes will not be reviewed for approval by the Planning Commission until November meeting date.

Elizabeth Zwiebel- Zoning Clerk



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS
December 7th, 2015

Pursuant to adjournment, the Planning Commission met with Proskovec, N. Nelson, Barry, Starns, McEvoy, Trutna and E. Nelson.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8065 by Thin Blue Line Gun Club, LLC to conduct firearms instruction and operate a shooting range at 1278 Co Rd W, Section 4-16-8, Pohocco Township.

John Headid, along with legal counsel, presented his application and summary. He was met with opposition from a number of neighbors, who voiced their concerns about safety, noise pollution, traffic congestion, road condition and maintenance issues, environmental impact of lead contamination, negative impact on wildlife in the area, quality of life impact, and the negative impact on property values and tax revenues. A petition, containing 125 signatures, against the proposed location was presented. One neighbor present spoke in support of the request. Recorded public attendee count was 38.

Member N. Nelson stated his concerns that there is a major highway less than a mile away. Residential development less than a mile away. Main concern is safety and it will be a noise nuisance. He stated that it's a good idea in the wrong place.

Motion by N. Nelson, seconded by McEvoy to **deny** application #8065 by Thin Blue Line Gun Club, LLC. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson, and Proskovec. Voting no: None. Motion carried.

Public hearing, with 2 members of the public remaining, was held regarding the revised and updated Future Land Use Map of the Saunders County Comprehensive Plan to address the city of Fremont's proposed ceding of jurisdiction in Saunders County and designation of land use on properties now within the county's jurisdiction by such ceding action.

Members of the public asked about the change of zoning jurisdiction, and it was confirmed that with proposed changes, zoning regulations would now be governed by Saunders County. It was confirmed that to request a building permit, etc. the residents in the affected area would no longer submit items to Fremont for review, rather submit to the Saunders County Zoning office on the third floor of the Courthouse in Wahoo. Member N. Nelson noted that the highway corridor is to extend to the river (on Highway 77 to the North near Fremont).

Motion by McEvoy, seconded by Starns to **approve** the updated Future Land Use Map. Voting yes: Barry, Starns, McEvoy, E. Nelson, Proskovec, N. Nelson and Trutna. Voting no: none. Motion carried.

Public hearing was held regarding the revised and updated Official Zoning Map to address the City of Fremont's proposed ceding of jurisdiction in Saunders County, zoning of properties now within the county's jurisdiction by such ceding action, and mapping of recently approved rezoning of property known as Sandy Pointe Lake Development.

Motion by McEvoy, seconded by Barry to **approve** the Official Zoning Map. Voting yes: McEvoy, E. Nelson, Proskovec, N. Nelson, Trutna, Barry and Starns. Voting no: none. Motion carried.

Motion by Starns seconded by E. Nelson to **approve** the minutes of November 2nd meeting. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/4/2016, 2/1/2016, 3/7/2016).



Saunders County Planning and Zoning Minutes



There was open discussion about the renewing terms of planning commission members- particularly John Barry who is seeking a replacement. There was also discussion about the Office Manager position opening.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Planning Commission were included in the agenda, published, and posted prior to said meeting.

Motion by McEvoy, seconded by Barry to declare meeting adjourned. Voting yes: N. Nelson, Trutna, Barry, Starns, McEvoy, E. Nelson and Proskovec. Voting no: None. Motion carried. Meeting adjourned at 9:30 PM.

Zoning Administrator

Date

Planning Commission Chair

Date