



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 4th, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Barry, Starns, McEvoy, and Trutna. 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, 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 #8080 by Robert C Kuhn to split off 18.52 acres and allow for a house to be built, Section 15-13-7, Richland Township.

Ron and Lori Kuhn and Bob and Carla Kuhn were present to speak on this application. Ron stated that in order to promote fairness for the siblings, the property will likely go to public auction where he and his brother may try to purchase the property in order to build there. It was confirmed that no matter who the final purchaser of the property is, once approved, the purchaser would be permitted to build a house on the 18.52 acre parcel. It was confirmed that the neighbor to the East may or may not purchase a 1.09 acre parcel. If this neighbor does not purchase this 1.09 acre parcel, it will be combined with the larger parcel of 59.03 acres, as the 1.09 acre parcel cannot exist independently. There was no opposition by members of the public for this application.

Motion by Barry, seconded by Starns to **approve** application #8080. Voting yes: Proskovec, Trutna, Barry, Starns, McEvoy. Voting no: None. Motion carried.

Public hearing was held regarding application #8081 by Nathaniel Buss of Olsson Associates to rezone approximately 6.65 acres at Sandy Pointe Lake Development from Lakeside Residential (R-L) to Commercial (C-1) with a proposed use for storage units, Section 13-13-9, Clear Creek Township.

The Zoning Administrator, George Borreson, announced that it was recommended by the County's planning consultant, Dave Potter of JEO, that activities related or conducive to Lakeside Residential use should be added to that zoning district as conditional uses, rather than the County attempting to "spot zone" this or other areas for commercial use. The applicant, Nate Buss, agreed with this recommendation and added that it would be favorable as well for other communities currently designated as Lakeside Residential.

There was additional discussion regarding this application. Two lot owners of the neighboring lake community, Lake Allure/ Thomas Lakes, expressed concern about the appearance of the property and grounds, future upkeep, aesthetics of the property, and possible traffic congestion- with the proposed application being located near an entrance to that community (Thomas Lakes Road). Opposition was voiced by Mr. and Mrs. Dennis Thomas due to the location of the request.

Motion to **table** application #8081 by Barry, seconded by McEvoy pending further input from the Board of Supervisors in regards to establishing a conditional permit under Lakeside Residential that would allow for limited commercial use. Voting yes: Barry, Starns, McEvoy, Proskovec, and Trutna. Voting no: none. Motion carried.

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

Dolezal Sand & Gravel: MP#1718 Gravel Pumping Operation (13-17-5)
MP #6990 Sand & Gravel at Wolf Lakes (18-17-6)
MP #2704 Gravel Dredging (18-17-6)



Saunders County Planning and Zoning Minutes



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

Motion by Barry seconded by Starns to **approve** the minutes of December 7th meeting. Voting yes: Proskovec, Trutna, Barry, Starns, McEvoy. Voting no: None. Motion carried.

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

There was 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.

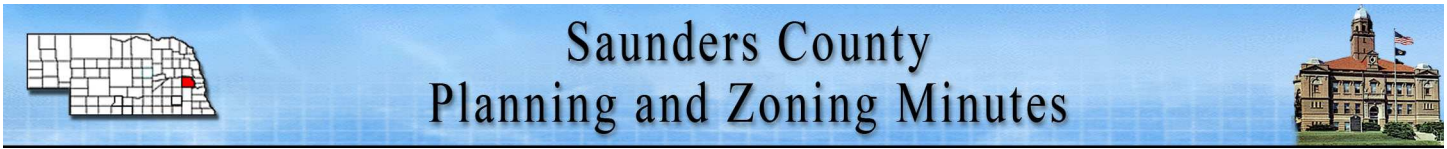
Motion by McEvoy, seconded by Starns to declare meeting adjourned. Voting yes: Trutna, Barry, Starns, McEvoy, Proskovec. Voting no: None. Motion carried. Meeting adjourned at 8:30 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



PLANNING COMMISSION PROCEEDINGS
February 1st, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Rezac, Starns, McEvoy, and Trutna. 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, 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 #8085 by Kyle & Kristine German to split off approximately 5.01 acres and allow for a house to be built, Section 26-16-6, Douglas Township.

Motion by Starns, seconded by McEvoy to **approve** application #8085. Voting yes: Trutna, Rezac, Starns, McEvoy, Proskovec. Voting no: None. Motion carried.

Public hearing was held regarding the proposed amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses. Nate Buss, Olsson Associates, spoke in regard to the proposed changes. Discussions lead to slight modifications to be made to the proposed amendment- namely:

Modify 8. a. Storage Units, **not including portable storage containers**, subject to the following conditions:....

Add 8. e. Boat storage facilities

Change 8. e. to 8. f. Other uses that are deemed compatible to the district and to existing uses in the development by the Planning Commission and Board of Supervisors.

The recommended amendment:

Amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses, add:

8. Commercial uses that are compatible with the district, such as:

a. Storage units, not including portable storage containers, subject to the following conditions:

1. There shall be a minimum lot area of three (3) acres.

2. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles. Said storage must be completely screened with eight (8) foot high permanent privacy fencing.

3. All other storage shall be within enclosed building.

4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five (35) feet.

5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and one travel lane 15 feet in width. All two-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent extension of vehicles beyond property lines.

6. All lights shall be shielded to direct light away from adjacent properties.

7. No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing assembly or processing of any product shall be permitted.

8. The owner or operator shall properly police the area for removal of trash and debris.

9. Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to the Planning Commission for their consideration with the conditional use permit application.

10. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

b. Eating and drinking establishments

c. Convenience stores

d. Boat repair facilities



Saunders County Planning and Zoning Minutes



- e. Boat storage facilities
- f. Other uses that are deemed compatible to the district and to existing uses in the development by the Planning Commission and Board of Supervisors.

Motion to **approve** the proposed amendments, with changes, by McEvoy, seconded by Starns. Voting yes: Rezac, Starns, McEvoy, Proskovec, Trutna. Voting no: none. Motion carried.

Public hearing was held regarding application #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for boat storage building with repair shop for minor work, small sales of lake/boating accessories, Section 13-13-9, Clear Creek Township.

Several lot owners of Lake Allure/Thomas Lakes expressed concerns about or opposition to this application and its proposed location. Steve Studsdahl and Kim Thomas submitted a letter with photographs of boat storage facilities/boat repair/boat sales shops to illustrate that, in general, these facilities are not aesthetically pleasing. The letter also indicated concern over traffic, environmental concern, and property values.

Nate Buss spoke on behalf of the application and reassured that outdoor storage of boats, etc. is not included in this proposal, as all storage will be inside the building. It was also confirmed that boat washing would take place indoors with drainage to the septic system as to aid in the prevention of cross contamination (zebra mussels)

Dan Muhleisen spoke on behalf of Sandy Pointe Lake Development and affirmed that the design of the building and landscaping would be required to meet the standards of that development- to be aesthetically pleasing and would require approval by the design board.

After much consideration it was questioned as to whether or not it would be feasible for the boat storage building to be relocated to the southern section of the property with the house relocated to the northern section (adjacent to Thomas Lakes Road). This proposition could pose as a compromise between the applicant and opposing parties.

Motion by McEvoy, seconded by Starns to **table** application #8086 to allow additional opportunity for the applicant and opposition to reach a reasonable, compromised proposal. Voting yes: McEvoy, Proskovec, Trutna, Rezac, Starns. Voting no: none. Motion carried.

Discussion of Sandy Pointe Lake Development 2nd Addition, application #SD95: The developers will resubmit plans at the March public hearing, as current sets are incomplete.

Motion by Starns, seconded by McEvoy to **approve** the annual reviews for:
NEBCO, Inc.: MP#512 Gravel Pumping Operation (12&13,7&18-13-9&10)
Western Sand & Gravel: MP#7548 Sand & Gravel Extraction Operation (31&32-14-10)

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

Motion by Starns seconded by Rezac to **approve** the annual review for:
William McClure: MP# 6280 Shooting Range (36-14-9)

and remove the condition that requires a license from the Nebraska State Patrol, as the permit holder no longer wishes to continue to instruct concealed carry permit classes.

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

Motion by Trutna seconded by McEvoy to **approve** the minutes of January 4th meeting. Voting yes: Trutna, Rezac, Starns, McEvoy, Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (3/7/2016, 4/4/2016, 5/1/2016).



Saunders County Planning and Zoning Minutes



There was 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 Proskovec to declare meeting adjourned. Voting yes: McEvoy, Starns, Proskovec, Trutna, Rezac. Voting no: None. Motion carried. Meeting adjourned at 9:45 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

March 7th, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Rezac, Starns, McEvoy, and E. Nelson. 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, 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 #SD95 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 2nd Addition, Clear Creek Township.

Motion by Starns, seconded by E. Nelson to **approve** application #SD95. Voting yes: Rezac, Starns, McEvoy, E. Nelson, Proskovec. Voting no: None. Motion carried.

Public hearing was held regarding tabled application #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for storage building with small repair shop for minor work, sales of lake/boating accessories, Section 13-13-9 Clear Creek Township.

Nate Buss presented projected images of the proposed building which included a berm and larger, more mature trees-coniferous and deciduous. Lezlie Thomas spoke in opposition to the proposal and presented an alternate version of an engineered drawing. Gregory Garside spoke and voiced concerns about the building aesthetics and the possibility of the proposal negatively affecting property values. Roger Severin spoke on behalf of Sandy Pointe and assured that the building would be held to high aesthetic standards in accordance with Sandy Pointe requirements and that Sandy Pointe lot/property value is taken into consideration as well.

Motion to **table** application #8086 by McEvoy, seconded by Starns. Voting yes: Rezac, Starns, McEvoy, E. Nelson, Proskovec. Voting no: None. Motion carried.

Application was **retracted** prior to hearing date: #8099 by James Murray to rezone an area 3+ acres on the north side of Co Rd M (Hwy 92), Section 29-15-9 Union Township.

Motion by Starns, seconded by McEvoy to **approve** the annual reviews for:
Virgin Island.: MP#7354 Campground (25-15-9), Tradewell Pallet Supply: MP#2647 Sawmill (12-13-9)
Crystal Powers: MP# 7900 Creamery (25-13-7)
Voting yes: Proskovec, Rezac, Starns, McEvoy, E. Nelson. Voting no: none. Motion carried.

Motion by McEvoy seconded by Starns to **approve** the minutes of February 1st meeting. Voting yes: Rezac, Starns, McEvoy, E. Nelson, Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (4/4/2016, 5/1/2016, 6/6/2016).

There was open discussion about a compromise in regard to application #8086. There was also discussion about a potential future application of a rezoning near Big Sandy Lake.

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: Rezac, Starns, McEvoy, E. Nelson, Proskovec. Voting no: None. Motion carried. Meeting adjourned at 8:48 PM.



Saunders County Planning and Zoning Minutes

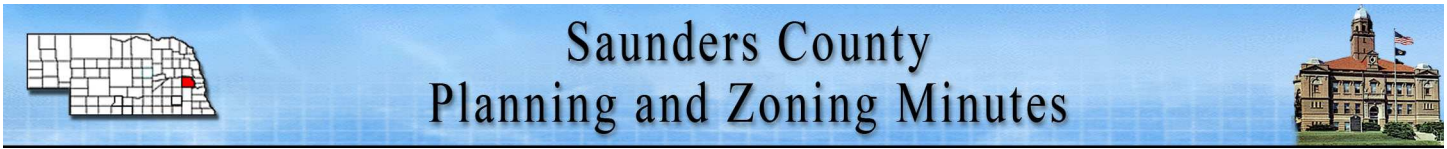


Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS

April 4th, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Rezac, Starns, McEvoy, Trutna, and E. Nelson. Member N. Nelson 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, 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 #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for storage building with small repair shop for minor work, sales of lake/boating accessories, Section 13-13-9 Clear Creek Township.

Nate Buss presented an image of the proposed buildings, 30 feet further to the south since the last meeting. It also featured 50% more deciduous and coniferous trees. Lezlie Thomas spoke in opposition to the placement of the buildings. She stated that swapping the locations of the two buildings would make it more visually appealing and would aid in retaining the property value. Gregory Garside stated that opinions about the proposed structure are equal for and against. Jerry Schofield spoke in approval of the proposed structure.

Motion to **approve** application #8086 by McEvoy, seconded by Nelson. Voting yes: Trutna, Rezac, Starns, Nelson, Proskovec. Voting no: None. Motion carried.

Public hearing was held regarding application #8116 by Big Sandy/Mark Portz to rezone approximately 34.8 acres from Agricultural (Ag-1) to Transitional Agricultural District with a proposed use for boat storage facility, fully enclosed, separate units, Section 12-13-9, Clear Creek Township.

Mark Portz presented an image of the proposed building site. He stated that it would be located on 6 acres, in a self-contained building, 15'-17' in height. His intent is to have the facility exclusive to Big Sandy homeowners. It will be a gated facility as well. Due to its location, there was also a discussion about the amount of fill required to bring the facility above the flood plain.

Motion to **approve** application #8116 by Starns, seconded by McEvoy. Voting yes: Rezac, Starns, McEvoy, Nelson, Proskovec, Trutna. Voting no: None. Motion carried.

Public hearing was held regarding application #8117 by Brian Reid of Reid's Farmacy to relocate facility which sells chemicals and fertilizer and completes custom applications for farmers, Section 5-13-9 Clear Creek.

Brian Reid stated that his operation has outgrown his current facility and this location would best suite his needs. Due to an email from Dave Hunt, a neighbor, Brian addressed many issues ranging from ground water contamination to road wear and tear. He stated that the facility would be gated, with chain link fence and security cameras. Gene Erickson spoke in opposition, stating that he already has to test his drinking water monthly and did not to worry about this as well. Brian reassured Gene that the facility is fully enclosed and that the EPA has contact with him regularly. Steve Hanson spoke in opposition, stating that the facility will be unsightly and does not want a commercial business on his route to Ashland. Dan Smith spoke in opposition as well, as he was worried about tax increase to maintain the primary route to the facility.

Due to the fact that all of the neighbors live to the west of the facility, McEvoy asked if Brian Reid would be willing to keep traffic to the west at a minimum, and take the road east to Highway 66 as the primary trucking route. Brian agreed. The application was approved provided that Reid's Farmacy abides by this condition.



Saunders County Planning and Zoning Minutes



Motion to **approve** application #8117 by Starns, seconded by McEvoy. Voting yes: McEvoy, Nelson, Proskovec, Trutna, Rezac and Starns. Voting no: None. Motion carried.

Motion by Proskovec, seconded by McEvoy to **approve** the annual reviews for:

Jeff Ferrin.: MP#3422 Compost Lawn & Garden Debris (12-13-9)

Blue River Regulators: MP#5522 Gun Club, Shooting Range (31-14-5)

Voting yes: Nelson, Proskovec, Trutna, Rezac, Starns, Mcevoy. Voting no: none. Motion carried.

Motion by Starns, seconded by McEvoy, to **approve** the minutes of March 7th meeting.

Voting yes: Rezac, Starns, McEvoy, Nelson, Proskovec. Voting no: None. Trutna abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (5/2/2016, 6/6/2016, and 7/11/2016)

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: Trutna, Rezac, Starns, McEvoy, Nelson, Proskovec. Voting no: None. Motion carried. Meeting adjourned at 9:07 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

May 2nd, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Starns, McEvoy, and Trutna. Members Proskovec and E. Nelson were absent. N. Nelson took position as Chairman.

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 N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8132 by Jack Nitz and Associates to split off 6.06 acres out of 120 acres for an approved building site, Section 17-14-8, Wahoo Township.

Jay Nitz stated that the Larsen family had auctioned this property in March. The property was sold off in two tracts, 113.94 acres and 6.06 acres. There is a house on the 6.06 acre tract, which has been abandoned for nearly 10 years. Due to zoning regulations, this property is no longer considered a homestead. Since it has been vacant over 1 year, the split cannot be administratively approved by the Zoning Administrator, George Borreson. Mr. Nitz stated that he was not aware of this regulation.

Motion to **approve** application #8132 by Starns, seconded by McElvoy. Voting yes: Trutna, Rezac, McEvoy, Nelson, Starns. Voting no: None. Motion carried.

Public hearing was held regarding application #SD96 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake Development 3rd Addition, Clear Creek Township.

Dan Muhleisen presented a map indicating the location of the addition relative to Thomas Lakes. He stated that the lot is 6.65 acres, and would serve as a building site for a 25,000 square foot boating and storage facility, along with a 3,000 square foot lot for winterizing and repairing boats. He had stated that there will also be one residential property on the lot.

Motion to **approve** application #SD96 by Starns, seconded by Trutna. Voting yes: Rezac, Starns, McEvoy, Nelson, Trutna. Voting no: None. Motion carried.

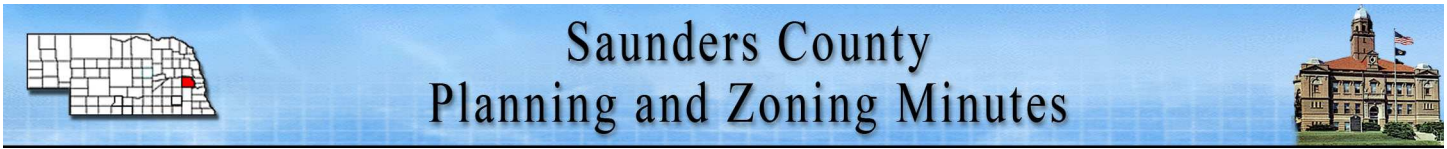
Public hearing was held regarding application #8150 by City of Wahoo, to cede remainder of section 16-14-7 from county jurisdiction to City of Wahoo jurisdiction, making the entire section City of Wahoo jurisdiction, Stocking Township.

Melissa Harrell, the City Administrator of Wahoo, stated that the City of Wahoo has recently annexed the new location of Sid Dillon, near the Hilltop Country Club. With this annexation, Wahoo is able to extend its jurisdiction and gain an additional 8.4 acres of a proposed site for Timber Ridge Estates. She stated that it would make the development process much easier for contractors if the entire subdivision was Wahoo jurisdiction and not split between county and city. In order to do so, Saunders County would need to cede the final 3.4 acres to Wahoo's jurisdiction.

Motion to **approve** application #8150 by McEvoy, seconded by Trutna. Voting yes: McEvoy, Nelson, Trutna, Rezac and Starns. Voting no: None. Motion carried.

Public hearing was held regarding amendment to the Zoning Regulations Section 6.12.01, F-1 Flood Plain District.

George Borreson, the Saunders County Zoning Administrator, stated that Saunders County's zoning regulations must be amended to reflect the acquisition of the properties bordering the Platte River on the Saunders County border (previously Fremont's jurisdiction). The changes in the proposed regulations have been suggested by Mitch Paine, who is the State NFIP Coordinator, at the Nebraska Department of Natural Resources.



Motion to **approve** amendment to the Zoning Regulations Section 6.12.01, F-1 Flood Plain District, by McEvoy, seconded by Starns. Voting yes: Nelson, Trutna, McEvoy, Rezac, and Starns. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **approve** the annual reviews for:
Wahoo Sanitation, MP#2102 Transfer Station
Wahoo Sanitation, MP#2371 Compost Grass
Voting yes: Nelson, Trutna, Rezac, Starns, and McEvoy. Voting no: none. Motion carried.

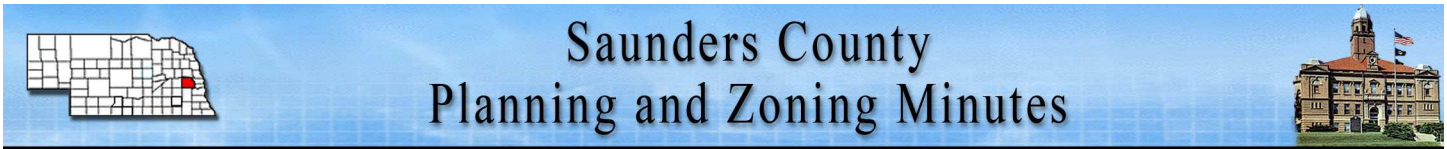
McEvoy stated that there was an error in the minutes from the April 4th meeting. He said that he motioned to approve application #8086, not Starns.

Motion by Starns, seconded by McEvoy, to **approve** (with amendment) the minutes of April 4th meeting.
Voting yes: Rezac, Starns, Trutna, and McEvoy. Voting no: None. Nelson abstained. Motion carried.
The Planning Commission reviewed future meeting dates: (6/6/2016, 7/11/2016, and 8/1/16)

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: Trutna, Rezac, Starns, McEvoy, Nelson. Voting no: None. Motion carried. Meeting adjourned at 8:19 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



PLANNING COMMISSION PROCEEDINGS
June 6th, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Proskovec, McEvoy, and Trutna. Members 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 #8159 by Pat Poehling to place RV in floodway, Section 1-16-8, Pohocco Township.

Pat Poehling stated that the primary use of the RV would be to use it as a place to stay while camping or hunting, not a permanent dwelling. The Planning Commission requests that Mr. Poehling submit a map of location, elevation certificate, a map with location of sewer easements, a letter from the SID that this will not interfere with their operations, a letter that he will be allowed to hook up water, sewer, and power, and documentation of ownership of property.

Motion to **table** application #8159 by Nelson, seconded by McEvoy. Voting yes: Trutna, Rezac, McEvoy, Nelson, Proskovec. Voting no: None. Motion carried.

The Planning and Zoning office had contacted Deb Dauel (via telephone) in regards to renewing her annual permit. She had stated that she intends to increase the number of dogs allowed under her current conditional permit. She will be submitting a new application for a conditional permit to increase this number of dogs allowed for next month's meeting.

Motion by McEvoy, seconded by Trutna to **table** the annual review for:

Larry Dauel: MP#6280 Dog Kennel

Voting yes: Nelson, Trutna, Rezac, Proskovec, and McEvoy. Voting no: none. Motion carried.

The Committee **approves** the minutes of May 2nd meeting. No motion taken.

Voting yes: Rezac, Nelson, Trutna, and McEvoy. Voting no: None. Proskovec abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (7/11/2016, 8/1/16, and 9/12/16)

During open discussion, McEvoy spoke on the Rannals property, which currently has a levy that has not been approved by the Planning Commission. He stated that the elevation discrepancy from Mr. Rannals surveyor and the information we received from the Nebraska Department of Natural Resources needs to be investigated, and a hydraulic analysis and modeling be conducted.

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.

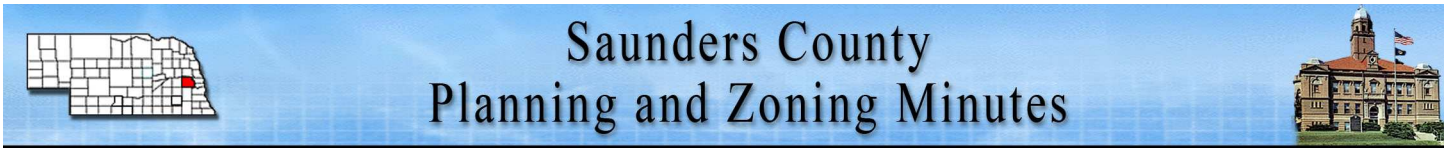
Motion by Nelson, seconded by McEvoy, to declare meeting adjourned. Voting yes: Trutna, Rezac, McEvoy, Proskovec, Nelson. Voting no: None. Motion carried. Meeting adjourned at 8:35 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



PLANNING COMMISSION PROCEEDINGS
July 11th, 2016

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

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 replacing the current text of Saunders County Zoning Regulations, Section 6.12.01 intent.

Member N. Nelson questioned placement of the comma between “items” and “readily” under the amendment in 6.12, E, 1. He stated that the comma made it appear that the appurtenant structure had to be readily removable, not the items within the structure. The Committee was in agreement that the comma should be removed entirely.

Motion to **Approve, with amendment** the update in Saunders County Zoning Regulations by Starns, seconded by McEvoy. Voting yes: Trutna, Rezac, McEvoy, N. Nelson, Proskovec, Starns, and E. Nelson. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **approve** the annual review for:

Elizabeth Neal: MP#7610 Greenhouse plant nursery and garden center (4-13-7)

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

Motion by McEvoy, seconded by Rezac to **approve** the minutes of June 6th meeting.

Voting yes: Proskovec, N. Nelson, Trutna, Rezac, and McEvoy. Voting no: None. Starns and E. Nelson abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (8/1/16, 9/12/16, 10/3/16)

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 E. Nelson, to declare meeting adjourned. Voting yes: E. Nelson, Trutna, Rezac, McEvoy, Proskovec, and Starns. Voting no: N. Nelson. Motion carried. Meeting adjourned at 8:23 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 1, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Proskovec, McEvoy, Starns, and E. Nelson. Member Trutna 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, 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 #8194 by Deb Dauel to increase number of kennel dogs from 40 to 70, Section 10-15-6, Mariposa Township.

Mrs. Dauel had stated that she has been running the kennel for years and has not had any complaints. George Borreson added that her kennels were very clean and that a representative from the Nebraska Department of Natural Resources said that Mrs. Dauel has room for 100-105 dogs. No one spoke in opposition.

Motion to **Approve**, application #8194 by McEvoy, seconded by N. Nelson. Voting yes: Rezac, McEvoy, N. Nelson, Proskovec, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8198 by Luke Hirsch to split off 13.06 acres, Section 12-15-6, Mariposa Township.

Member N. Nelson questioned access to the possible split, as the Northern split could possibly be landlocked. The split was approved on the condition that access be maintained to the remaining 27 acres to the North. Luke Hirsch was absent from the hearing.

Motion to **Approve, with condition**, application #8198 by N. Nelson, seconded by McEvoy. Voting yes: Rezac, McEvoy, N. Nelson, Proskovec, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8201 by Todd Rannals for dike repair on the Platte River, Section 35-15-9, Union Township, and Section 1-14-9, Marble Township.

Member McEvoy questioned the levee heights and quoted from the email of Katie Ringland of Nebraska Department of Natural Resources. She stated a 4'-5' difference in elevation, based on what Mr. Rannals' engineer, Doug Dreessen, had quoted. Mr. Rannals was instructed that if Mrs. Ringland's estimates are true, his levee must be dropped 4'-5'. The application was tabled for 60 days (October 3rd Meeting), so that Mr. Rannals had sufficient time to get the hydraulic study done.

Motion to **Table** application #8201 by Starns, seconded by E. Nelson. Voting yes: Rezac, McEvoy, N. Nelson, Proskovec, Starns, and E. Nelson. Voting no: None. Motion carried.

Motion by N. Nelson, seconded by McEvoy to **approve** the minutes of July 11th meeting.
Voting yes: Proskovec, N. Nelson, Rezac, and McEvoy, Starns and E. Nelson. Voting no: None. Motion carried.
The Planning Commission reviewed future meeting dates: (9/12/16, 10/3/16, 11/7/16)

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: E. Nelson, Rezac, N. Nelson, McEvoy, Proskovec, and Starns. Voting no: None. Motion carried. Meeting adjourned at 8:17 PM.



Saunders County Planning and Zoning Minutes



Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

September 12, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Trutna, McEvoy, Starns, and E. Nelson. Member Proskovec was absent. N. Nelson took position as Chairman.

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 N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8222 by Western Sand and Gravel, for the addition of approximately 2000 linear feet of railroad track on the west side of recently built track, 24-13-9, Clear Creek Township.

TJ Highland and Dave Brakenhoff stated their purpose of adding the railroad track. No members of the public spoke in opposition.

Motion to **Approve**, application #8222 by Starns, seconded by McEvoy. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Members of the Planning Commission stated that it was unclear where the road is located in comparison to the proposed property line. George Borreson added that there must be at least 50' provided for the right of way. The item was tabled until the location of the road can be determined.

Motion to **Table**, application #8226 by McEvoy, seconded by E. Nelson. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8227 by Steve Farnsworth, replat of Lot S-1189, Lake Ski-Di, Woodcliff Subdivision, 1-16-8, Pohocco Township.

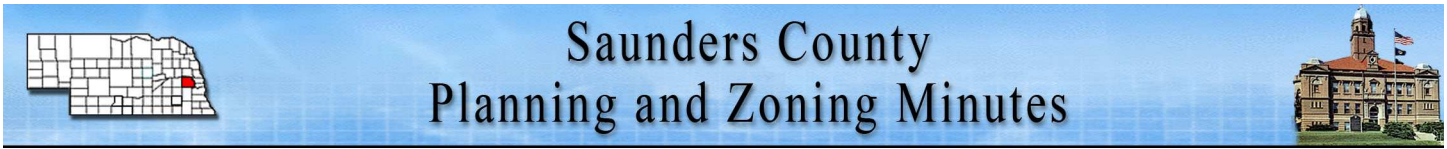
Mr. Farnsworth intends to build a garage using part of a vacant lot that he has maintained for 26 years. He has stated that the proposed property line is approximately 50 yards from the nearest road.

Motion to **Approve** application #8227 by McEvoy, seconded by Trutna. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8228 by Michael Steffen, replat of Tract 5, second replat, Woodcliff Subdivision, 35-17-8, and Sections 1&2-16-8, Pohocco Township.

Mr. Steffen stated that the southeast part of the parcel is on "common ground," and the building has been there since 1982. He indicated that he wanted to get the building completely on his property to avoid potential issues if he decides to sell the property in the future. Member Starns stated that the building will not be moved regardless of where the proposed property line is placed. Member McEvoy requested the surveyor locate utilities and locate the center of the road on a more detailed survey.

Motion to **Table** application #8228 by McEvoy, seconded by Rezac. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, and E. Nelson. Voting no: Starns. Motion carried.



Public hearing on the tabled Item from June 6th meeting: Application #8159 by Pat Poehling, to place RV in floodway, Section 1-16-8, Pohocco Township.

Mr. Poehling was not in attendance. Member McEvoy motioned to deny the application due to the applicant not meeting any of the requested conditions stated in the initial hearing.

Motion to **Deny** application #8159 by McEvoy, seconded by Starns. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, and E. Nelson, Starns. Voting no: none. Motion carried.

Motion by McEvoy, seconded by E. Nelson to **approve** the annual review for:
MP#6331 Doug Washburn – Commercial Dog Kennel
Voting yes: N. Nelson, Trutna, Rezac, E. Nelson and McEvoy. Voting no: Starns. Motion carried.

Motion by McEvoy, seconded by E. Nelson to **approve, on condition**, the annual review for:
MP#2350 Jeff Ferrin – Outdoor Motor Sports Complex
There was discussion whether the Motor Sports was still operational. In previous years, the Planning Commission requested documentation of liability insurance, rescue squad working arrangement, restroom facility contract, and a garbage disposal contract. The only document received this year was the liability insurance. The application is approved on the condition that all previously listed documents are submitted.

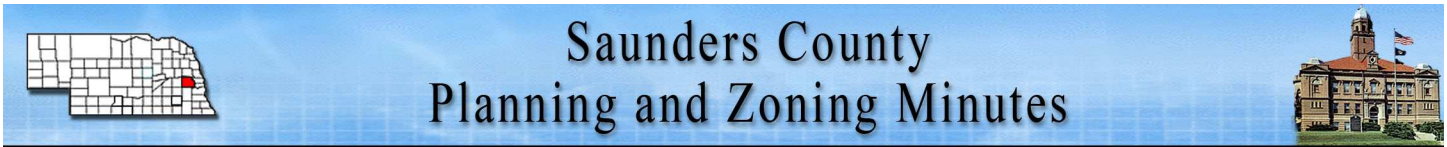
Voting yes: Starns, N. Nelson, Trutna, Rezac, E. Nelson and McEvoy. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **approve** the minutes of August 1st meeting.
Voting yes: N. Nelson, Rezac, and McEvoy, Starns and E. Nelson. Voting no: None. Abstained: Trutna. Motion carried.
The Planning Commission reviewed future meeting dates: (10/3/16, 11/7/16, 12/5/16)

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 Rezac, to declare meeting adjourned. Voting yes: E. Nelson, Rezac, N. Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:02 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS

October 3rd, 2016

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Prokovec, McEvoy, Starns, and N. Nelson. Member E. Nelson 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, 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 tabled Item from August 1st meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.

Mr. Rannals was present with Mr. Brucknur and Mr. Dreesson. Mr. Brucknur stated that the no rise has been achieved due to Mr. Dreesson's work, and that no further information is required. He also stated that Mr. Rannals has been fully cooperative, because he did get the no rise certificate and the 404, upon request from the Planning Commission. The Planning Commission mentioned the discrepancy between Mr. Dreesson's findings and Katie Ringland's (NeDNR) findings on the no rise. The item was tabled for 30 days, until the discrepancy can be clarified with Katie Ringland.

Motion to **Table** application #8201, by McEvoy, seconded by Starns. Voting yes: Starns, McEvoy, Proskovec, Trutna, Rezac, N. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding tabled item from September 12th meeting: Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Kurt Bromm spoke on behalf of Anton Bromm, stating that the purpose of the replat was for parking and a garage. Member N. Nelson was concerned about the replat taking an area of land out of the middle of the road. Item was tabled until the location of utilities can be determined.

Motion to **Table** application #8226, by N. Nelson, seconded by McEvoy. Voting yes: N. Nelson, McEvoy, Proskovec, Trutna, and Rezac. Voting no: Starns. Motion carried.

Public hearing was held regarding tabled item from September 12th meeting: Application #8228 by Michael Steffen, replat of Tract 5, second replat, Woodcliff Subdivision, 35-17-8, and Sections 1&2-16-8, Pohocco Township.

Mr. Steffen provided pictures with utilities marked, as requested during the September 12th meeting. The application was approved on the condition that Mr. Steffen allows easements for future use, including utilities.

Motion to **Approve, with condition**, application #8228, by McEvoy, seconded by Starns. Voting yes: Proskovec, Trutna, Starns, McEvoy, N. Nelson and Rezac. Voting no: None. Motion carried.

Public hearing was held for application SD97 by Lezlie and Dennis Thomas on behalf of Thomas Lakes, to replat lots 67 & 68, Thomas Lakes, Clear Creek Township.

Lezlie Thomas stated that the proposed replat was to accommodate a garden for the tenant of one of the lots, and to make both lots more rectangular. The other lot was vacant.

Motion to **Approve** application #SD97, by Starns, seconded by McEvoy. Voting yes: Rezac, Starns, Trutna, McEvoy, Proskovec, and N. Nelson. Voting no: None. Motion carried.

Public hearing was held for application SD98 by Thomas Dredging for approval of final plat at Lake Allure, Lots 58-145 and Outlots B and C, Lake Allure, Clear Creek Township.

The application was approved on the condition that the drainage pipe is maintained and is constantly flowing. This condition is to be made part of the plat or the subdivision agreement.

Motion to **Approve, on condition**, application SD98, by McEvoy, seconded by Starns. Voting yes: McEvoy, Proskovec, N. Nelson, Trutna, Rezac, and Starns. Voting no: none. Motion carried.

Public hearing was held for application #8242 by Eugenia Kunkle to split 80 acres into 5 parcels; one of approximately 50+ acres, the house on approximately 15 acres and 3 splits of at least 3 acres, 34-13-7, Richland Township.

There was no party present for this application. George Borreson stated that when largest parcel is sold, the potential buyer will be informed that this parcel cannot be split any further.

Motion to **Approve**, application 8242, by Starns, seconded by McEvoy. Voting yes: Starns, McEvoy, Proskovec, N. Nelson, Trutna, Rezac. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **approve** the annual review for:
MP#8010 Christopher Kems – Sale of Firearms

It was recommended by McEvoy to remove the requirement to reapply for an annual review each year.

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

Member Proskovec noticed his name was included in last month’s minutes. He was not present at last month’s meeting.

Motion by McEvoy, seconded by Starns to **approve, with amendment**, the minutes of September 12th meeting. Voting yes: Proskovec, N. Nelson, Rezac, and McEvoy, Starns and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (11/7/16, 12/5/16, 1/9/17)

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: Proskovec, Rezac, N. Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:47 PM.



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS November 7th, 2016

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Prokovec, McEvoy, Starns, and N. Nelson. Member E. Nelson 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, 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 tabled Item from October 3rd meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.

Mr. Dreesson said he was unable to come to an agreement with Katie Ringland on the elevations. He said he wants a benchmark to establish a "zero," for the elevation, so he can compare his findings to hers. He stated that he will have the elevations tied by next month. The item has been tabled for one month.

Motion to **Table** application #8201, by Nelson, seconded by McEvoy. Voting yes: Starns, McEvoy, Proskovec, Trutna, Rezac, and Nelson. Voting no: None. Motion carried.

Public hearing was held regarding tabled item from October 3rd meeting: Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Curt Bromm supplied the Commission with a few pictures indicating the location of water and sewer for the property. There was some debate regarding the erosion of right of way. The item was approved, on condition, that the survey be reconfigured to draw a straight line from the Southwest point of the survey to the Northeast point on the survey.

Motion to **Approve, on condition**, application #8226, by Nelson, seconded by McEvoy. Voting yes: Nelson, McEvoy, Proskovec, and Trutna. Voting no: Starns, Rezac. Motion carried.

Public hearing was held regarding Application #8272 by Kevin & Connie Thulin to split off 3 acres in agricultural district, Section 35-15-5, Elk Township.

Motion to **Approve**, application 8272 by Starns, seconded by McEvoy. Voting yes: Nelson, Trutna, Rezac, McEvoy, and Proskovec. Voting no: none. Motion carried.

Public hearing was held regarding application #SD99 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake, 4th addition, 24/25-13-9, Clear Creek Township.

The applicant was not present.

Motion to **Table**, application SD99 by McEvoy, seconded by Starns. Voting yes: Rezac, Starns, McEvoy, Proskovec, Nelson and Trutna. Voting no: none. Motion carried.

Motion by McEvoy, seconded by Nelson to **approve** the annual review for:

MP#7109 Brian Reid – Store/Sell Fertilizer

Voting yes: Starns, Nelson, Trutna, Rezac, Proskovec and McEvoy. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Nelson, to **table** annual review for:

MP#7130 LPSNRD – Camp Ashland Fuse Plug Embankment

Member McEvoy stated that the individual responsible for the fuse plug was fired and said he would like some explanation prior to approval.

Voting yes: Proskovec, Nelson, Trutna, Rezac, Starns, and McEvoy. Voting no: None. Motion carried.

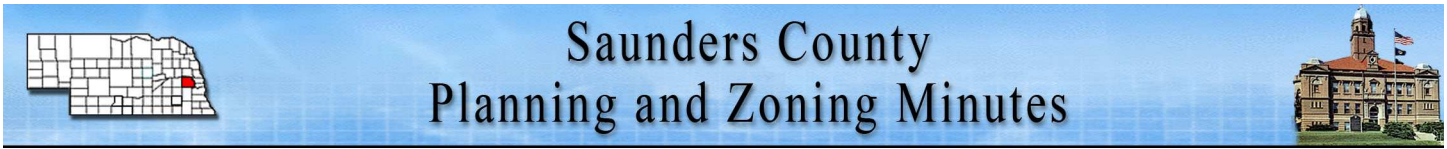
Motion by Trutna, seconded by McEvoy to **approve**, the minutes of October 3rd meeting.
Voting yes: Proskovec, Nelson, Rezac, McEvoy, Starns and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (12/5/16, 1/9/17, 2/6/17)

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: Proskovec, Rezac, Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:20 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



PLANNING COMMISSION PROCEEDINGS
December 5th, 2016

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Prokovec, McEvoy, Starns, and E. Nelson. Member N. Nelson 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, 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 tabled item from November 7th meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.

The item was approved on the condition that the levee be restored to the elevation that the Department of Natural Resources has suggested, 1114. When the job is completed, a survey, stamped by an engineer, will need to be submitted to the Zoning Administrator. The levee will need to be removed by the end of the year. Due to an approaching flood season, two 100' holes will need to be cut into the levee to 1114 for relief. Understanding that cold weather is approaching, the levee must be completely removed by April 1st, 2017.

Motion to **Approve, on condition**, by McEvoy, seconded by Starns. Voting yes: Starns, McEvoy, Proskovec, Trutna, Rezac, and Nelson. Voting no: None. Motion carried.

Public hearing was held regarding tabled item from November 7th meeting: Application #SD99 by Olsson Associates on behalf of Sandy Pointe Lake Development, LLC for Final Plat of Sandy Pointe Lake, 4th addition, 24/25-13-9, Clear Creek Township.

Motion to **Approve**, application SD99 by Starns, seconded by Nelson. Voting yes: Rezac, Starns, McEvoy, Proskovec, Nelson and Trutna. Voting no: none. Motion carried.

Open discussion was held concerning possible water retention in public right of way, 26-15-5, Elk Township.

Board of Supervisor's Member, Larry Mach, stated that an illegal (not approved by Planning and Zoning Department) levee was retaining water in the ditch and damaging the bridge. This levee has backed up water on his property and it is limiting his pasture for cattle. He was encouraged to escalate the issue through the proper channels (Highway Superintendent, County Attorney), to get the issue resolved.

Motion by McEvoy, seconded by Nelson, to **approve** annual review for:

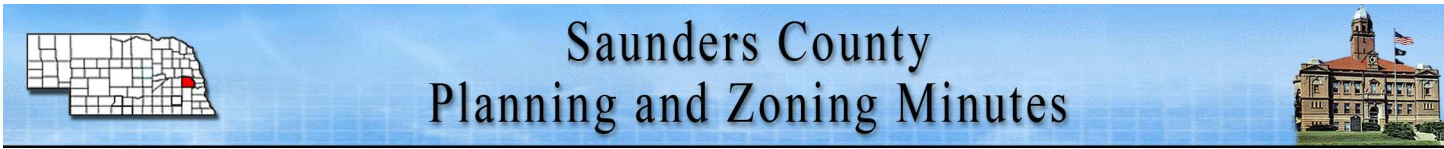
MP#7130 LPSNRD – Camp Ashland Fuse Plug Embankment

Voting yes: Proskovec, Nelson, Trutna, Rezac, Starns, and McEvoy. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Starns to **approve**, the minutes of November 7th meeting.

Voting yes: Proskovec, Nelson, Rezac, McEvoy, Starns and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/9/17, 2/6/17, 3/6/16)



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: Proskovec, Rezac, Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 8:48 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date