



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 9th, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Prokovec, Starns, and E. Nelson. Members N. Nelson and P. McEvoy 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 item #8308 by Ailene and Daniel Wageman, to hold wedding receptions and serve alcohol on property, 36-14-6, Chapman Township.

The Planning Commission asked Mrs. Wageman some questions regarding her application. She gave some general ideas and the application was tabled until she can provide further information on her plans going forward.

Motion to Table, by Starns, seconded by Nelson. Voting Yes: Starns, Nelson, Prokovec, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding item #8315 by Kevin Bargen, on behalf of Ronald Brazda, to install wind powered generator and tower, 35-15-6, Mariposa Township.

Mr. Bargen stated that the tower would be 100' tall with fan blades of 15', and no guide wires. The primary purpose of the structure is to provide power to the shop and grain bins.

Motion to Approve, by Starns, seconded by Rezac. Voting Yes: Nelson, Proskovec, Trutna, Rezac, and Starns. Voting No: None. Motion carried.

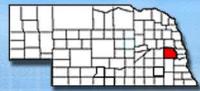
Public hearing was held regarding item #SD100 by Lezlie Thomas, for final plat of Lake Allure, 2nd addition, Lot 146 and Outlot "D," Clear Creek Township.

George Borreson, the Zoning Administrator, questioned the position of the North property line of Lot 146. Ditch one is to run on the Northside of the property line of lot 146, but on the South side of North Marina Way. On the Plat, the North property line of lot 146 is too far North of North Marina Way for this to be possible. The item was tabled until an updated plat is submitted. Although this pertains more to Application #8320 (see below), Paul Davis, who owns property directly to the South of this location, on Sandy Pointe Lake, stated that he would like to see this building held to the same standards as the storage facility on Sandy Pointe Lake. This included lighting issues, berms, trees, etc, to make the building aesthetically pleasing. Lezlie Thomas reiterated that the building will be nice, as she does not want it to negatively affect the value of their property.

Motion to Table, by Nelson, seconded by Trutna. Voting Yes: Trutna, Rezac, Starns, Nelson, and Prokovec. Voting No: none. Motion carried.

Public hearing was held regarding item #8320 by Sealand Marine, to construct a storage building to house boats, campers, trailers, etc, 12/13-13-9, Clear Creek Township.

Sealand Marine intends to place the storage buildings on lot 146 of Lake Allure. Due to the tabling of application #SD100, this application was approved on the condition that the plat reflects the Northern property line of lot 146 in the correct position.



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Motion to **Approve, on condition**, by Starns, seconded by Nelson. Voting Yes: Rezac, Starns, Nelson, Proskovec, and Trutna. Voting No: none. Motion carried.

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

MP#1718 Dolezal Sand and Gravel - Gravel pumping operation
MP#2704 Larry Dolezal - Gravel Dredging
MP#6990 Larry Dolezal - Sand and gravel at Wolf Lakes

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

Motion by Trutna, seconded by Starns, to **approve**, the minutes of December 5th meeting.
Voting yes: Proskovec, Nelson, Rezac, Starns and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/6/17, 3/6/17, 4/3/17)

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 Starns, seconded by Nelson, to declare meeting adjourned. Voting yes: Nelson, Proskovec, Trutna, Rezac, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:00 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

February 6, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, McEvoy, Trutna, Proskovec, and E. Nelson. Members N. Nelson and Starns 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 tabled item from January 9th meeting: Application #SD100 by Lezlie Thomas, for final plat of Lake Allure, 2nd addition, Lot 146 and Outlot "D," Clear Creek Township.

Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Trutna, Rezac, McEvoy, Nelson, and Proskovec. Voting No: none. Motion carried.

Public hearing was held regarding application #8328 by Schwisow Construction, for a boat storage facility at Big Sandy Lake, Clear Creek Township, 12-13-9.

Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Rezac, McEvoy, Nelson, Proskovec, and Trutna. Voting No: none. Motion carried.

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

MP#512 NEBCO, Inc. - Gravel pumping operation
MP#7548 Western Sand and Gravel - Extraction operation
MP#6280 - William McClure - Gun shop and shooting range

Due to longevity of the annual review and lack of complaints, McEvoy suggested removing the annual review of MP#6280. Mr. McClure will still be required to submit insurance and licensing on an annual basis.

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

Motion by Nelson, seconded by McEvoy, to **approve**, the minutes of January 9th meeting.

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

The Planning Commission reviewed future meeting dates: (3/6/17, 4/3/17, 5/1/17)

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 Nelson, seconded by McEvoy, to declare meeting adjourned. Voting yes: Nelson, Proskovec, Trutna, Rezac, and McEvoy. Voting no: None. Motion carried. Meeting adjourned at 8:03 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

March 6, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, McEvoy, Trutna, Proskovec, and Starns. 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 was tardy and arrived at 7:50 P.M. Member Trutna called the meeting to order at 7:30 P.M.

Public hearing was held regarding tabled item from January 9th meeting: Application #8308 by Ailene and Daniel Wageman, to hold wedding receptions and serve alcohol on property, 36-14-6, Chapman Township.

The application was approved, on the condition that there is parking for 30% of anticipated full capacity (200 attendees; 70 cars), and liability insurance be provided yearly to the Zoning Office in a to-be-determined amount.

Motion to **Approve, on condition**, by Starns, seconded by McEvoy. Voting Yes: Starns, McEvoy, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #8346 by Kevin Wolfe, to split off 6 acreage sites, 32-13-6, Rock Creek Township.

Motion to **Approve**, by McEvoy, seconded by Starns. Voting Yes: Rezac, McEvoy, Starns, Proskovec, and Trutna. Voting No: none. Motion carried.

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

MP#7654 - Virgin Island Campground
MP#2647 - Trade Well Pallet Supply - Sawmill

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

Motion by McEvoy, seconded by Trutna, to **approve**, the minutes of February 6 meeting.
Voting yes: Proskovec, Rezac, McEvoy, and Trutna. Abstained: Starns. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (4/3/17, 5/1/17, 6/5/17)

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.

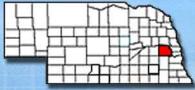
Motion by McEvoy, seconded by Trutna, to declare meeting adjourned. Voting yes: Proskovec, Starns, Trutna, Rezac, and McEvoy. Voting no: None. Motion carried. Meeting adjourned at 8:08 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

April 3rd, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, E. Nelson, Trutna, Proskovec, and Starns. Members N. Nelson and McEvoy 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 SUR 423 by Austin Vermeline, for a split in agricultural district, 16-15-6, Mariposa Township.

Austin Vermeline stated that the split would be done so that he could build a home on the property.

Motion to **Approve**, by Starns, seconded by Trutna. Voting Yes: Starns, Nelson, Proskovec, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #SD 101, by Olsson Associates, for Sandy Pointe Lake Development, replat of lot 53, Sandy Pointe Lake Development, and 2nd replat of lots 54, 55, & 56, of Sandy Pointe Lake Development, 19-13-10, Clear Creek Township.

Motion to **Approve**, by Starns, seconded by Nelson. Voting Yes: Proskovec, Starns, Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #SD 102, by Olsson Associates, for Sandy Pointe Lake Development, 5th Addition, being a replat of all of outlots G & J, Sandy Pointe Lake Development Addition, 19-13-10, Clear Creek Township.

Motion to **Approve**, by Starns, seconded by Nelson. Voting Yes: Nelson, Trutna, Proskovec, Starns, and Rezac. Voting No: none. Motion carried.

Jeff Ferrin (MP#3422) has decided to not renew his annual review.

Motion by Trutna, seconded by Rezac, to **approve** annual reviews for MP#5522 - Blue River Regulators - Gun Club Shooting Range, MP#8117 - Reid's Farmacy/Brian Reid - Store/sell fertilizer, and **Deny** MP#3422 Jeff Ferrin - Compost lawn and garden debris.

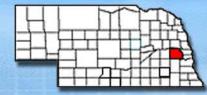
Voting yes: Rezac, Nelson, Proskovec, Starns, and Trutna. Voting no: None. Motion carried.

Motion by Starns, seconded by Trutna, to **approve**, the minutes of March 6th meeting.
Voting yes: Proskovec, Rezac, Nelson, Starns, and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (5/1/17, 6/5/17, 7/10/17)

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 Starns, seconded by Nelson, to declare meeting adjourned. Voting yes: Proskovec, Starns, Trutna, Rezac, and Nelson. Voting no: None. Motion carried. Meeting adjourned at 7:52 PM.



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Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

May 1st, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, E. Nelson, Trutna, McEvoy, N. Nelson, and Starns. Member Proskovec 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). In Chairman Proskovec's absence, Member N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding Application #8374, by Chelsea Kuhn, for split in Ag district for home building site, 9-13-8, Green Township.

Motion to **Approve**, by McEvoy, seconded by Starns. Voting Yes: Starns, E. Nelson, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #8385, by Nicholas Steinbach, to split off home residence, 27-16-8, Pohocco Township.

Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Starns, E. Nelson, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #8388, by Charles Rine, for split in Ag district for home building site, 20-13-8, Green Township.

Motion to **Approve**, by Starns, seconded by McEvoy. Voting Yes: Starns, E. Nelson, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #8391, by Randy Christo, construct storage buildings, 25-13-9, Clear Creek Township.

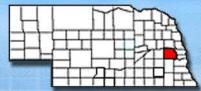
Mr. Christo stated that the lot of the storage buildings would be blacktopped, enclosed with an 8' fence and be secured. It would be primarily used to store campers, boats, and trailers, mostly what Paul Davis's storage facility would not accommodate. He also stated that the tallest structure would be 12' tall.

Motion to **Approve**, by McEvoy, seconded by Starns. Voting Yes: Starns, E. Nelson, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding Application #8386, by Paul Davis, revise Application #8086 (storage building with small repair shop) to add a bar & grill, 13-13-9, Clear Creek Township.

Mr. Davis stated that there will be no change to the original building proposal. He said the bar & grill will operate seasonal. The indoor section of the bar & grill will be 3,600 square feet, and the outdoor section will be 2,250 square feet. Lezlie Thomas, of Lake Allure, questioned the hours of operation. Mr. Davis stated that the hours would be dictated by local law and the Sandy Pointe Lake Development.

Motion to **Approve**, by Starns, seconded by E. Nelson. Voting Yes: Starns, E. Nelson, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.



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There was discussion about junk and debris littering the property at the transfer station, owned by Waste Connections. The Planning Commission has requested that a representative from Waste Connections attend June's meeting.

Motion by McEvoy, seconded by E. Nelson, to **table** annual reviews for MP#2102 and MP#2371 for Wahoo Sanitation.

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

Motion by Trutna, seconded by Starns, to **approve**, the minutes of April 3rd meeting.

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

The Planning Commission reviewed future meeting dates: (6/5/17, 7/10/17, 8/7/17)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Voting yes: McEvoy, N. Nelson, Starns, Trutna, Rezac, and E. Nelson. Voting no: None. Motion carried. Meeting adjourned at 8:29 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

June 5th, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, McEvoy, N. Nelson, and Proskovec. 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 #8404, by Western Sand & Gravel, for placement of fill associated with sand & gravel mining operation within the floodway, 31/32-14-10, Clear Creek Township.

Motion to Approve, by Nelson, seconded by McEvoy. Voting Yes: Proskovec, McEvoy, N. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding application #SD 103, by Olsson Associates, on behalf of Sandy Pointe Lake Development LLC, 6th Addition, 18-13-10, Clear Creek Township.

Motion to Approve, by McEvoy, seconded by Nelson. Voting Yes: McEvoy, Proskovec, Trutna, N. Nelson, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding application #SD 104, by Steven Franzen, Replat of S-1105 & S-1106, 2-16-8, Pohocco Township.

Motion to Approve, by McEvoy, seconded by Rezac. Voting Yes: McEvoy, N. Nelson, Proskovec, Rezac, and Trutna. Voting No: none. Motion carried.

Public hearing was held regarding application #8407, by Roger Harders, change of zone from Transitional Agricultural to Residential Estates, 34-17-8, Pohocco Township.

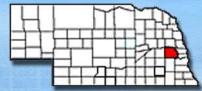
Mr. Harders presented his vision for his planned subdivision. A neighbor that lived directly to the West of the proposed subdivision, John Vhylidal, had concerns regarding vehicles entering/exiting the property. The change of zone application was approved on the condition of approval of the final subdivision plat.

Motion to Approve, on Condition, by McEvoy, seconded by Rezac. Voting Yes: Rezac, McEvoy, Proskovec, N. Nelson, and Trutna. Voting No: None. Motion Carried.

Ty Bowman, from Waste Connections, met with the Planning Commission to discuss the clutter at the transfer station. He explained that the junked vehicles were property of Saunders County, and he would speak to them in regards to removing them. There was also some discussion about general upkeep of the property.

Motion by McEvoy, seconded by Trutna, to Approve the annual reviews for MP#2102 and MP#2371 for Wahoo Sanitation.

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



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Motion by McEvoy, seconded by Trutna, to **approve**, the minutes of May 1st meeting.
Voting yes: Nelson, Rezac, McEvoy, and Trutna. Abstain: Prokovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (7/10/17, 8/7/17, 9/11/17)

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.

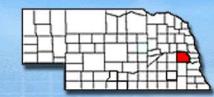
Motion by McEvoy, seconded by Trutna, to declare meeting adjourned. Voting yes: McEvoy, Nelson, Trutna, Rezac, and Prokovec. Voting no: None. Motion carried. Meeting adjourned at 8:50 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS July 10th, 2017

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Starns, McEvoy, E. Nelson, and Proskovec. 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 #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.

The applicant was not present for the public hearing. Many members of the public voiced their frustration.

Motion to **Table**, by McEvoy, seconded by Starns. Voting Yes: Proskovec, McEvoy, Starns, E. Nelson, Trutna, and Rezac. Voting No: none. Motion carried.

Public hearing was held regarding application #8430, by Ronald Marshall, operation of an event center, 23-16-8, Pohocco Township.

Motion to **Approve**, by McEvoy, seconded by E. Nelson. Voting Yes: McEvoy, Proskovec, Starns, Trutna, E. Nelson, and Rezac. Voting No: none. Motion carried.

Motion by McEvoy, seconded by Starns, to **Approve** the annual review MP#7610 Elizabeth Neal – Greenhouse and Garden Center

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

Motion by Trutna, seconded by Rezac, to **Approve**, the minutes of June 5th meeting.

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

The Planning Commission reviewed future meeting dates: (8/7/17, 9/11/17, 10/2/17)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Voting yes: McEvoy, E. Nelson, Trutna, Rezac, and Prokovec, Starns. Voting no: None. Motion carried. Meeting adjourned at 7:53 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS August 7th, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, Starns, McEvoy, E. Nelson, and Proskovec. Member Rezac 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 July 10th Meeting: Application #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.

Mr. Simonson stated that he plans to construct one building (possibly more in the future), consisting of 10-12 apartments, approximately 8,000 square feet in size. This application was met with great opposition. Numerous neighbors of the proposed building site spoke in opposition. Topics discussed were flooding (due to added fill to bring building site above BFE), feasibility of the septic system given the location, and increased traffic. The Planning Commission has requested that the applicant provides a plan for water/sewer, and a diagram showing property lines, entry from the county road, and parking.

Motion to **Table**, by McEvoy, seconded by N. Nelson. Voting Yes: Proskovec, McEvoy, Starns, E. Nelson, Trutna, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application #8442, by Paul Sendgraff, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 3-16-8, Pohocco Township.

Mr. Sendgraff intends to split his 10 acre parcel into 2-3 lots. The application was met with opposition from a few neighbors, regarding traffic increase and more housing in the neighborhood.

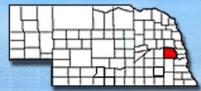
Motion to **Approve**, by N. Nelson, seconded by Starns. Voting Yes: McEvoy, Proskovec, Starns, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held Application #8463, by Lonnie Mahrt, for installation of a river bank stabilization project at Woodcliff Lakes, 1-16-8, Pohocco Township.

Motion to **Approve**, by McEvoy, seconded by N. Nelson. Voting Yes: Starns, McEvoy, Proskovec, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application #8465, by Mark Timm, two splits in Ag District, 33-14-8, Wahoo Township.

Mr. Timm has requested to split off two 15 acres parcels for future residences. The application was met with opposition from a few neighbors with concerns of noise and their proximity to future neighbors.



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Motion to **Approve**, by Starns, seconded by McEvoy. Voting Yes: McEvoy, Starns, Proskovec, E. Nelson, N. Nelson and Trutna. Voting No: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson, to **Approve** the annual review MP#8194 Deb Dael - Continue operation of dog kennel.

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

Motion by McEvoy, seconded by Trutna, to **Approve**, the minutes of July 10th meeting.

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

The Planning Commission reviewed future meeting dates: (9/11/17, 10/2/17, 11/6/17)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Voting yes: McEvoy, E. Nelson, Trutna, N. Nelson, and Prokovec, Starns. Voting no: None. Motion carried. Meeting adjourned at 9:32 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS September 11th, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, Starns, McEvoy, E. Nelson, and Rezac. Member Proskovec 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). In Chairman Proskovec's absence, Member N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding Application #8487, by Sandy Pointe Lake Development, replat of Sandy Pointe 5th Addition, 25-13-9, Clear Creek Township.

Motion to **Approve**, by Starns, seconded by McEvoy. Voting Yes: McEvoy, Rezac, Starns, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application #8488, by Kyle Kern, airboat tours for River Life Airboat Tours, 22-17-7, North Cedar Township.

Kyle Kern gave details regarding the operation of his business, which began in spring of 2016. Thomas Jaudzemis spoke against the application, stating that the business violated a "no business" clause in the subdivision's covenants. He also stated that the business increases traffic and creates additional noise. Scott Roumph spoke in support of Mr. Kern. He asked for a raise of hands from members of the public who were in support of the application, and it was nearly unanimous, with approximately 20-25 people raising their hands. 5 to 7 people spoke in support of the application.

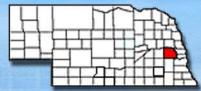
The application was approved, on the condition that the applicant provides documentation of a \$1M liability insurance policy, and no tours are conducted after dark. The permit will be placed on annual review.

Motion to **Approve, on condition**, by McEvoy, seconded by E. Nelson. Voting Yes: Starns, McEvoy, Rezac, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Motion by McEvoy, seconded by E. Nelson, to **Approve** the annual review Doug Washburn – MP#6331 Dog Kennel - Continue operation of dog kennel, and to **Table** the annual review Jeff Ferrin/White Sands – MP#2350 Motor Sports Complex.

The Planning and Zoning office was unable to reach Jeff Ferrin by email, letter, or phone call, so the application was tabled.

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



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Motion by Starns, seconded by McEvoy, to **Approve**, the minutes of August 7th meeting.
Voting yes: E. Nelson, Starns, McEvoy, N. Nelson and Trutna. Abstain: Rezac Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (10/2/17, 11/6/17, 12/4/17)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Voting yes: McEvoy, E. Nelson, Trutna, N. Nelson, Rezac, and Starns. Voting no: None. Motion carried. Meeting adjourned at 8:27 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS October 2nd, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, Starns, and Rezac. Members Proskovec, McEvoy, 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). In Chairman Proskovec's absence, Member N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding Application 8504, by Travis Kozal, for construction of a multiple unit storage facility, 13-13-9, Clear Creek Township.

The application was approved on the condition that the applicant submits an acceptable plot plan.

Motion to **Approve, on condition**, by Starns, seconded by Trutna. Voting Yes: Starns, Rezac, Trutna, and Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application SD 106, by West Limited LLC, preliminary plat for a subdivision to be known as Hidden Timbers, 34-17-8, Pohocco Township.

There was much discussion on the width of the road. The application was approved on the condition to construct a 20' wide concrete road, with 2' of rock on each side. The applicant is also required to update the preliminary plat to show electrical easements and a drainage diagram.

Motion to **Approve, on condition**, by Starns, seconded by Trutna. Voting Yes: Trutna, Rezac, and Starns. Voting No: Nelson. Motion carried.

Public hearing was held regarding Application SD 107, by West Limited LLC, preliminary plat for a subdivision to be known as Hidden Homestead, 34-17-8, Pohocco Township.

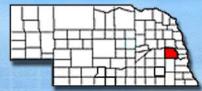
Motion to **Approve**, by Starns, seconded by Trutna. Voting Yes: Nelson, Trutna, Rezac, and Starns. Voting No: None.

Motion by Starns, seconded by Trutna, to **Deny** the annual review Jeff Ferrin/White Sands – MP#2350 Motor Sports Complex.

The Planning and Zoning office was unable to reach the applicant by email, letter, or phone call.

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

Motion by Starns, seconded by Rezac, to **Approve**, the minutes of September 11th meeting.
Voting yes: Starns, Rezac, Nelson and Trutna. Voting no: None. Motion carried.



Saunders County Planning and Zoning Minutes



The Planning Commission reviewed future meeting dates: (11/6/17, 12/4/17, 1/8/18)

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 Trutna, to declare meeting adjourned. Meeting adjourned at 8:47 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS November 6th, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, McEvoy, and Rezac. Members Proskovec, 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). In Chairman Proskovec's absence, Member N. Nelson called the meeting to order at 7:30 P.M.

Public hearing was held regarding tabled item from July 10th meeting: Application #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.

Mr. Simonson provided a letter from Marc Rosso, of JEO Consulting Group. The letter stated that the proposed building site of the apartment complex is above the floodplain, has suitable clearance from surrounding wells and septic systems, and adequate clearance between a septic treatment system and groundwater.

Approximately 8 members of the public spoke in opposition to the application. The concerns varied from increased traffic, ground water and river pollution, and decreased property values.

Members N. Nelson and McEvoy were concerned with the actual level of the ground water elevation, as Mr. Rosso's source was Google Earth, and not actually tested. Nelson also stated that Residential (R-1) was not compatible with the current zone.

Motion to **Deny**, by McEvoy, seconded by Trutna. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.

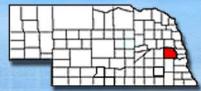
Public hearing was held regarding application #8524, by James Isaacson, split off approximately 8 acres in Ag District for a home building site, 36-14-5, Newman Township.

Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.

Public hearing was held regarding application #8518, by Gery Benes, for change of zone from Transitional Agricultural (TA-1) to Agricultural (A-1), 19-13-5, Oak Creek Township.

Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Nelson, Trutna, McEvoy, Rezac. Voting No: None. Motion carried.

A public hearing was held for application #8519, by Steven Brase, split two 10 acre parcels for home building sites, 8-15-9, Union Township.



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Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Trutna, Rezac, Nelson, and McEvoy. Voting No: None. Motion carried.

Public hearing was held for application SD 108, by West Limited LLC, final plat for a subdivision to be known as Hidden Timbers, 34-17-8, Pohocco Township.

Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.

Public hearing was held for application SD 109, by West Limited LLC, final plat for a subdivision to be known as Hidden Homestead, 34-17-8, Pohocco Township.

Motion to **Approve**, by McEvoy, seconded by Rezac. Voting Yes: Trutna, McEvoy, Rezac, and Nelson.

Motion to **Approve** both annual reviews, MP#7109, Brian Reid, Store/Sell fertilizer, and MP#7130 LPS NRD, Camp Ashland fuse plug embankment, by McEvoy, seconded by Trutna. Voting Yes: McEvoy, Nelson, Trutna, and Rezac. Voting No: None. Motion carried.

Motion by Trutna, seconded by Rezac, to **approve**, the minutes of October 2nd meeting.

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

The Planning Commission reviewed future meeting dates: (12/4/17, 1/8/18 2/5/18)

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.

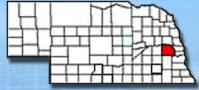
Motion by McEvoy, seconded by Trutna, to declare meeting adjourned. Meeting adjourned at 9:11 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS December 4th, 2017

Pursuant to adjournment, the Planning Commission met with E. Nelson, Trutna, Proskovec, and Rezac. Members McEvoy, Starns, and N. 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 SD #110, by Olsson & Associates, on behalf of Sandy Pointe Lake Development LLC, for Final Plat of Sandy Pointe Lake, 7th addition, 13/18-13-9/10, Clear Creek Township.

Motion to **Approve**, by Nelson, seconded by Trutna. Voting Yes: Nelson, Trutna, Rezac, and Proskovec. Voting No: None. Motion carried.

Motion by Trutna, seconded by Nelson, to **approve**, the minutes of November 6th meeting. Voting yes: Nelson, Rezac, and Trutna. Abstained: Proskovec. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/8/18, 2/5/18, 3/5/17)

During the open discussion from the public, Timothy Vaughan had addressed the Planning Commission regarding a complaint filed against him, due to creating a pond without a permit. His neighbor, Doug Loftus, was present. Mr. Vaughan was instructed to apply for a condition permit for the next Planning Commission meeting.

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 Rezac, seconded by Nelson, to declare meeting adjourned. Meeting adjourned at 8:05 PM.

Zoning Administrator

Date

Planning Commission Chair

Date