



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS January 8, 2018

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

A public hearing was held for Application #8567, by Timothy Vaughan, for construction of a pond, 14-13-9, Clear Creek Township.

Mr. Vaughan explained numerous diagrams and pictures that were provided to the Planning and Zoning members. Mr. Loftus, whom was affected by the ground moved by Mr. Vaughan, provided an Engineering Analysis, from Robert Kalinski, of RDG Geoscience & Engineering Inc. The analysis stated that it appeared that nearly two feet of fill was placed in the area based on surrounding topography. In addition, he stated that the placement of soil fill "would likely result in a significant diversion of flood waters to your (Mr. Loftus) property and an increase in the base flood elevation."

The Planning Commission recommended that Mr. Vaughan restores all dirt work to its original condition and location by April 1st.

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

A public hearing was held for Application #8568, by Matt Treadway, for seed and chemical operation, 8-12-9, Ashland Township.

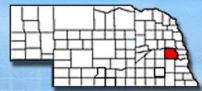
Motion to **Approve**, by McEvoy, seconded by Nelson. Voting Yes: Nelson, Proskovec, Trutna, Rezac, and McEvoy. Voting No: None. Abstained: Starns. Motion carried.

A public hearing was held for Application #8569, by Gery & Chris Benes, for poultry feeding operation, 19-13-5, Oak Creek Township.

Janece Mollhoff voiced her concerns about high levels of nitrogen in ground water due to large CAFOs. Andy Scholting of Nutrient Advisors, assured the Planning Commission that the proposed operation is sufficient distance away from any water sources to cause any contamination.

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

A public hearing was held for Application SD 111, by Nathan Custom Homes, replat of Lot 187 and Lot 188, Sandy Pointe Lake, 24-13-9, Clear Creek Township.



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

A public hearing was held for Application SD 112, by James Ryan, replat of Lot 12 and 13, Hidden Cove Subdivision, 18-17-6, Morse Bluff Township.

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

Motion by Starns, seconded by McEvoy, to **approve** all three annual reviews by Larry Dolezal/Dolezal Sand & Gravel. Voting Yes: Starns, McEvoy, Nelson, Proskovec, Trutna, and Rezac.

Motion by Nelson, seconded by Trutna, to **approve**, the minutes of December 4th meeting.

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

The Planning Commission reviewed future meeting dates: (2/5/18, 3/5/18, 4/2/18)

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 McEvoy, to declare meeting adjourned. Meeting adjourned at 9:18 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS March 5th, 2018

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

A public hearing was held for Application SD 111, by Keith Smith, 2nd replat of lot 5, Adams Wagon Trail Ranches, First Addition, 12-16-8, Pohocco Township.

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

A public hearing was held for Application SD 112, by Andrew Manes, for a subdivision to be known as Manes Subdivision, 3-16-8, Pohocco Township.

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

A public hearing was held for Application #8581, by Kevin Indra, move and sell soil to create a home building site, 7-16-9 & 18-16-9, Leshara Township.

The Planning Commission has recommended to approve application, on the condition that if the county road is damaged during the transport of the soil, that the applicant is liable to repair the road.

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

Motion by Starns, seconded by Nelson, to **approve** all annual reviews. Voting Yes: Starns, Nelson, Trutna, and Rezac.

Motion by Nelson, seconded by Trutna, to **approve**, the minutes of January 8th meeting. Voting yes: Nelson, Rezac, Starns, and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (4/2/18, 5/7/18, 6/4/18)

During open discussion from the public, Marvin Root addressed the Planning Commission regarding a possible application for a home based, firearm sales business. This would involve buying and selling firearms, along with ammunition, on occasion. Due to living on 2 acres (any use aside from a home dwelling requires at least 5 acres), and "home business" not being a principal or conditional use in the trans-agricultural zone, he would



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need to apply to have both of these articles updated in the Saunders County Zoning regulations. The Planning Commission stated that this is not something that they would be in favor of.

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.

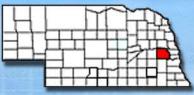
Motion by Nelson, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 8:24 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS May 7th, 2018

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

A public hearing was held for Application #SD 113, by Roger Adams, for a subdivision to be known as Adam Wagon Trail Ranches Second Addition, 12-16-8, Pohocco Township.

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

A public hearing was held for Application #8618, by Amanda Scherer, to split off two 10 acre parcels for dwelling sites, 17-14-7, Stocking Township.

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

A public hearing was held for Application #SD 114, by Thomas Dredging, replat of lot 72 of Thomas Lakes Subdivision, 18-13-10, Clear Creek Township.

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

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

- MP#5522 Blue River Regulators - Gun Club Shooting Range
- MP#8117 Reid's Farmacy – Store/Sell Fertilizer

Voting Yes: Proskovec, McEvoy, Nelson, Trutna, and Rezac. Voting No: None. Motion carried.

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

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

The Planning Commission reviewed future meeting dates: (5/7/18, 6/4/18, 7/2/18)

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 Nelson, to declare meeting adjourned. Meeting adjourned at 7:54 PM.



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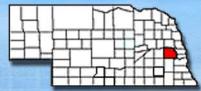


Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS June 4, 2018

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

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.

A public hearing was held for application #8634, by City of Fremont, Nebraska, to remove soil to be transported into Fremont, 33-17-8, Pohocco Township.

Members of the public and Planning Commission both stated that they were concerned about the traffic for trucks entering and exiting Highway 109. The Planning Commission has requested the applicant to provide them with a plan to improve the access road's surfacing and width, provide a grading plan with elevations, and provide the items listed on 9.09.01 through 9.09.04 of the Saunders County Zoning Regulations.

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

A public hearing was held for application #8635, by Werner Construction Inc, to locate a temporary mobile asphalt plant for road construction projects with Nebraska Dept. of Roads, 18-17-6, Morse Bluff Township.

The applicant was not able to provide many details for the asphalt plant. The Planning Commission has requested the following information: How long the job will take to complete, how many truck loads per day will enter/exit the plant, and a proposed plan to control traffic.

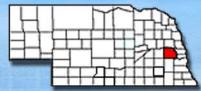
Motion to **Table**, by McEvoy, seconded by E. Nelson. Voting Yes: Starns, E. Nelson, N. Nelson, Proskovec, McEvoy, Trutna, and Rezac. Voting No: None. Motion carried.

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

The Planning Commission reviewed future meeting dates: (7/2/18, 8/6/18, 9/10/18)

During open discussion, the Lower Platte South Natural Resources District spoke briefly regarding the Wahoo Creek Watershed Plan. The presentation was similar to the one that was presented to the County Board on May 22nd.

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.



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Motion by McEvoy, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 9:14 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS July 2, 2018

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

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.

A public hearing was held for a tabled item from June 4th Meeting: Application #8635, by Werner Construction Inc, to locate a temporary mobile asphalt plant for road construction projects with Nebraska Dept. of Roads, 18-17-6, Morse Bluff Township.

Terry Wilhelms spoke on behalf of Werner Construction. He provided a letter addressing all of the questions that the Planning Commission had requested last month.

Numerous residents of the Hidden Cove subdivision spoke against the application. Most of the opposition was in regards to the environmental impact and noise.

Planning Commission member Nelson stated that the operation was too close to a subdivision and that a better site could be found. Member Rezac stated that the residents are experiencing the perks of a nice highway (this location sits on Highway 79), and that these types of operations need to go somewhere. He said that as long as the DEQ guidelines and conditions given by the Planning Commission are followed, they have no reason to deny the application.

Motion to **Deny**, by Nelson, seconded by McEvoy. Voting Yes: Starns, Nelson, McEvoy. Voting No: Rezac, Trutna, and Proskovec. Motion not carried.

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

- MP#7610 – Elizabeth Neal – Greenhouse Plant Nursery

Voting Yes: Proskovec, McEvoy, Nelson, Starns, Trutna, and Rezac. Voting No: None. Motion carried.

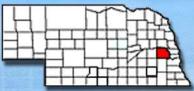
Motion by Nelson, seconded by McEvoy, to **approve**, the minutes of June 4th meeting.

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

The Planning Commission reviewed future meeting dates: (8/6/18, 9/10/18, 10/1/18)

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 McEvoy, to declare meeting adjourned. Meeting adjourned at 8:44 PM.



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PLANNING COMMISSION PROCEEDINGS August 6, 2018

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

A public hearing was held for Application #8673, by Megan Johnson, to split off 3 acres for home building site in Ag District, 25-13-7, Richland Township.

This item was approved on the condition that the land owner agrees that they will lose one building privilege in this quarter section.

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

A public hearing was held for Application #8676, by Gary Fehr, to impose a conservation easement, 24-15-9, Union Township.

The applicant was not present.

Motion to **Table**, by Nelson, seconded by Starns. Voting Yes: Rezac, Starns, Proskovec, Nelson. Voting No: None. Motion carried.

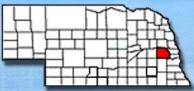
A public hearing was held for Application #8680, by Donny Wigle, to split off a building site in Ag District, 33-13-9, Clear Creek Township.

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

A public hearing was held for Application #8681, by Randal Christiansen, zone change from Ag to Residential Estates, 2-14-9, Marble Township.

Mr. Christiansen is requesting a change of zone due to the max density of one house per twenty acres being met in the quarter section that he lives. When he purchased the property, he was believed that he was able to build another residence, on this same parcel, due to it being 24 acres. He wants to build a second house on this parcel for a family member.

The Planning Commission discussed changing the zone on Mr. Christiansen's property, and then discussed changing the zone of the entire quarter section.



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Gisele Olney, a neighbor, stated that a zone change would increase traffic and not be safe. She stated that the bridge on County Road L is in poor condition, and could not sustain heavy traffic. She also had concerns about the safety of the railroad tracks, to the west of Mr. Christiansen's property.

The Planning Commission agreed that the best course of action would be to attempt to have the property owner to the Southwest sign a document giving one of their building privileges to Mr. Christiansen, as they were not in agreement regarding a zone change.

Motion to **Table**, by Nelson, seconded by Starns. Voting Yes: Rezac, Nelson, Proskovec, Starns. Voting No: None. Motion carried.

Motion by Starns, seconded by Rezac, to **approve** the following annual review:

MP#8194 – Deb Dauel – Dog Kennel

Voting Yes: Proskovec, Nelson, Starns, and Rezac. Voting No: None. Motion carried.

Motion by Nelson, seconded by Starns, to **approve**, the minutes of July 2nd meeting.

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

During open discussion, Beth Simon spoke regarding putting another residence on her property. She currently owns 3.39 acres. Zoning regulations require at least 3 acres for a single family dwelling. Her family trust owns about 153 acres adjacent to her property. She was advised to apply for a conditional permit to split off a minimum of 3 acres (of the 153 acres).

Norm Nelson presented a document with regulations regarding batch plants. These regulations addressed maximum distance to work site, maximum work hours per day, minimum distance from residences, etc. The zoning office will consult other counties to see what regulations they have in place.

The Planning Commission reviewed future meeting dates: (9/10/18, 10/1/18, 11/5/18)

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 Nelson, seconded by Rezac, to declare meeting adjourned. Meeting adjourned at 8:37 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS September 10, 2018

Pursuant to adjournment, the Planning Commission met with N. Nelson, E. Nelson, Trutna, McEvoy and Rezac. Members Starns and Proskovec 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, N. Nelson called the meeting to order at 7:30 P.M.

Tabled item from August 6th Meeting: Application #8681, by Randal Christiansen, split in ag district, for single family dwelling, 2-14-9, Marble Township.

Mr. Christiansen submitted a document signed by the landowner to the Southwest, David Lutton. Mr. Lutton gave one of his building rights to Mr. Christiansen. The neighbor to the West, Nick Goeden, stated that he bought a parcel of land from the previous owner of Mr. Christiansen's property. Mr. Goeden said this was purchased to ensure there would not be a neighbor directly to the east of his property.

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

Tabled item from August 6th Meeting: Application #8676, by Gary Fehr, to impose a conservation easement, 24-15-9, Union Township.

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

Application #8707, by Chad Swanson, split in ag district, for single family dwelling, 29-15-6, Mariposa Township.

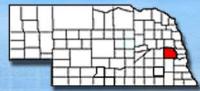
Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Rezac, McEvoy, E. Nelson, Trutna, N. Nelson. Voting No: None. Motion carried.

Application #8710, by Thomas Osmera, to survey off acreage at 1018 County Road 29, 27-14-5, Newman Township.

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

Application #8712, by Deanne Langemeier, split in ag district, for single family dwelling, 4-15-8, Marietta Township.

Application withdrawn.



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Application #8713, by Abram Marshall, split in ag district, for single family dwelling, 23-16-8, Pohocco Township.

Mr. Marshall applied to split off 3 acres from an 80 acre parcel. After hearing Mr. Christiansen's application, he is considering acquiring a building right from an adjacent landowner. He said this is ideal, because he plans to purchase the adjacent land in the future. The item was tabled, to give Mr. Marshall an opportunity to acquire a building right from the adjacent landowner.

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

Motion by McEvoy, seconded by E. Nelson, to **approve** the following annual reviews:

MP#6330 – Doug Washburn – Commercial Dog Kennel

MP#8488 – Kyle Kern – River Life Airboats

Voting Yes: McEvoy, E. Nelson, N. Nelson, Trutna, and Rezac. Voting No: None. Motion carried.

Motion by Rezac, seconded by Trutna, to **approve**, the minutes of August 6th meeting.

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

The Planning Commission reviewed future meeting dates: (10/1/18, 11/5/18, 12/3/18)

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 8:33 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

October 1, 2018

Pursuant to adjournment, the Planning Commission met with N. Nelson, Starns, E. Nelson, Trutna, Proskovec, and Rezac. Member 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 8:04 P.M.

Tabled item from September 10th meeting, Application #8713, by Abram Marshall, split in ag district, for single family dwelling, 23-16-8, Pohocco Township.

Mr. Marshall will proceed with the application as originally proposed.

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

Application #8728, by Bruce Williams, to apply biosolids to farm ground, 33-17-6 & 28-17-6, Morse Bluff Township.

Motion to **Approve**, by E. Nelson, seconded by Starns. Voting Yes: Rezac, Trutna, Starns, E. Nelson, Proskovec. Abstain: N. Nelson. Voting No: None. Motion carried.

Application #8731, by Bruce Rogers, change of zone, Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.

Mr. Rogers wants to split the 35.6 acre parcel into 3 lots to sell for home building sites. He was not in favor of a zone change, as that would allow future land owners to possibly develop the parcel that they purchase. He will be speaking with his brother, to possibly purchase land from him to get 40 acres, to split into 3 lots.

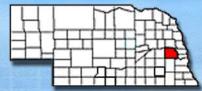
Motion to **Table**, by Starns, seconded by Trutna. Voting Yes: Rezac, Starns, Proskovec, E. Nelson, Trutna, N. Nelson. Voting No: None. Motion carried.

Application #8732, by Richard Lahti, replat of Woodcliff Subdivision lots T-1025 & T-1027, 1-16-8, Pohocco Township.

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

Motion by N. Nelson, seconded by E. Nelson, to **approve**, the minutes of September 10th meeting. Voting yes: Rezac, E. Nelson, Proskovec, Starns, N. Nelson, and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (11/5/18, 12/3/18, 1/7/18)



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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. Meeting adjourned at 8:55 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

November 5, 2018

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

Tabled item from October 1st meeting, Application #8731, by Bruce Rogers, change of zone, Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.

The applicant requested more time to pursue the application.

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

Application #8737, by Clayton Wade, for temporary relocation of the Wigwam Café, 11-14-7, Stocking Township.

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

Application #8744, by Alvertus Ott, split off 18.43 acres in the Ag District, 7-16-6, Douglas Township.

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

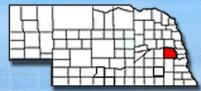
Application #8750, by Olsson Associates, Big Sandy Development 3rd Addition (replat of lot 1), 6-13-10, Clear Creek Township.

The applicant was absent.

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

Application #8751, by Donald Shandera, 5 acre split in ag district for dwelling site, 28-13-9, Clear Creek Township.

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



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Application #8752, by Kevin Wolfe, split in district for dwelling site, 32-13-6, Rock Creek Township.

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

Application#8753, by Greg Halton, rezone from transitional agricultural to agricultural, 6-15-9, Leshara Township.

The application was withdrawn.

Application #8756, by Western Sand & Gravel, sand and gravel mining operation, 7&8-13-10, Clear Creek Township.

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

Application #8757, by Western Sand & Gravel, wetland conservation bank, 31-13-10 Clear Creek Township.

Motion to **Approve**, by Nelson, seconded by Trutna. Voting Yes: Rezac, Proskovec, Trutna, Nelson. Abstain: Starns. Voting No: McEvoy. Motion carried.

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

- MP#7130 Camp Ashland Fuse Plug Embankment

The Planning Commission has requested to meet with the applicant.

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

Motion by Starns, seconded by Nelson, to **approve**, the minutes of October 1st meeting.

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

The Planning Commission reviewed future meeting dates: (12/3/18, 1/7/19, 2/4/19)

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 Nelson to declare meeting adjourned. Meeting adjourned at 9:13 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



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PLANNING COMMISSION PROCEEDINGS

December 3, 2018

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

A public hearing was held for tabled item from November 5th meeting: Application #8750, by Olsson Associates, Big Sandy Development 3rd Addition (replat of lot 1), 6-13-10, Clear Creek Township.

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

A public hearing was held for Application #8759, by Laura Strode, split in agricultural district for single family dwelling, 13-13-8, Green Township.

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

A public hearing was held for Application #8778, by John Henderson, to request to amend the zoning regulations, 24-13-8, Green Township.

The applicant is currently operating a RV/Camper storage business at his home. He wants to have up to 80 RV/Campers in storage, during the winter season. He is applying to amend the zoning regulations to allow storage facilities in his zone, agricultural (AG).

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

A public hearing was held for Application #8779, by Matt Treadway, construct a grass runway for ag use, 8-12-9, Ashland Township.

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

A public hearing was held for Application #8781, by Chad Palensky, split in agricultural district for single family dwelling, 13-14-6, Chapman Township.

The applicant was not present.



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

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

- MP#7130 Camp Ashland Fuse Plug Embankment

Eric Gottschalk, from the Lower Platte North Natural Resources District (LPN-NRD), spoke to the Planning Commission regarding the fuse plug removal. He stated the LPN-NRD has appointed Planning Commission member John Starns as field observer on the “Clear Creek Levee Fuse Plug-Emergency Operation Chair of Command.” In the absence of any of the primary contacts (of the LPN-NRD), authorize him to make decisions on activating the contractor, opening and closing the fuse plug notch, and mechanical assistance in removal of the fuse plug.

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

Motion by McEvoy, seconded by Starns, to **approve**, the minutes of the November 5th meeting.

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

The Planning Commission reviewed future meeting dates: (1/7/19, 2/4/19, 3/4/19)

In open discussion, the Planning Commission members agreed to have a regulation change added to the agenda for January 2019. This proposed change would allow splits in the agricultural zone of less than 20 acres to be a principal use, not a conditional use, therefore, not requiring a public hearing. This was discussed due to the high approval rate of these applications. It has been at least 3 years since one of these applications have been denied, and there is at least one agricultural split at every 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 McEvoy, seconded by Nelson to declare meeting adjourned. Meeting adjourned at 8:25 PM.

Zoning Administrator

Date

Planning Commission Chair

Date