



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 6, 2020

Pursuant to adjournment, the Planning Commission met with Trutna, E. Nelson, McEvoy, and Starns. Members Rezac 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). Acting Chairman Starns called the meeting to order at 7:40 P.M.

A public hearing was held for Application #8905, by Daniel Jimenez (Rancho Nuevo LLC), conditional permit for equine shows, rodeos, and musical events, 31-14-10, Marble Township.

Mr. Jimenez stated that he would like to host equine shows, rodeos, and musical events. He stated that alcohol would be served on the premises, and that food would be catered by food trucks. He said events will end early in the night, to ensure that he is not cleaning up in the early hours of the night.

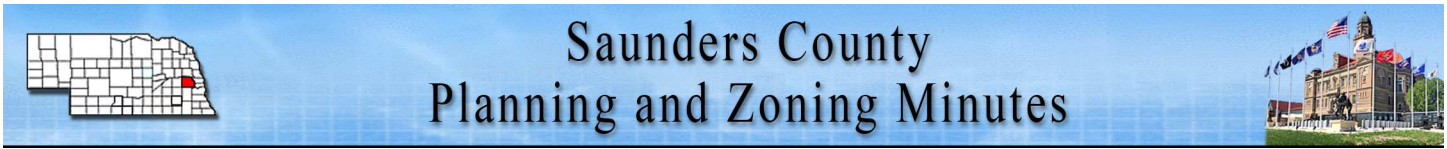
Ginger Stark, a neighbor, about a quarter mile away, said she is not against the application, however, she did have concerns about security, trash, road condition, and the time that the events would end. Mike Wilson, another neighbor, confirmed that the Planning Commission had the authority to put conditions on the application.

Member Starns stated that a conditional permit for an outdoor concert event was presented to the Planning Commission in the past. The permit was retrieved and was dated 3/20/2009, Permit #6820, Mike Heldt. There was some discussion regarding that permit, and the Planning Commission decided to mirror many of the conditions from that permit.

Motion to **Approve, on condition**, by McEvoy, seconded by Nelson, on the following conditions:

1. An annual certificate of liability insurance be submitted to the Zoning Office. This policy must be at least \$1,000,000.
2. A copy for portable bathrooms be submitted to the Zoning Office.
3. A copy of the Liquor License be submitted to the Zoning Office.
4. No parking on the County Roads.
5. A copy of the contract with a security company be filed in the Zoning Office.
6. Emergency medical person be on site during events.
7. Music must stop at 11:00pm.
8. Trash must be picked up along the driveway leading from the County Road to the venue.
9. The application be placed on Annual Review.

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



A public hearing was held for Application #8921, by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township.

The applicant was absent from the public hearing.

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

A public hearing was held for Application #8922, by Todd Gaver, single family dwelling in historical sites district (H-1), 22-17-7, North Cedar Township.

Mr. Zicafoose, the property owner and potential resident of the dwelling, stated that the proposed location of the house is situated in the designated farmstead area, according to the Conservation and Preservation Easement. The easement states that structures are permitted to be constructed in this area.

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

Motion by McEvoy, seconded by Trutna, to **approve**, the minutes of the December 2, 2019 meeting. Voting yes: Starns, McEvoy, Nelson, Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/3/20, 3/2/20, 4/6/20)

During open discussion, Keith Smith stated that Kevin Indra has been hauling soil from his (Indra's) property on County Road 9. He said that between 10-30 trucks run by his home each day, resulting in large amounts of dust. There were approximately 5 members of the public present, agreeing with Mr. Smith. One of the members of the public submitted some pictures to the Planning Commission members.

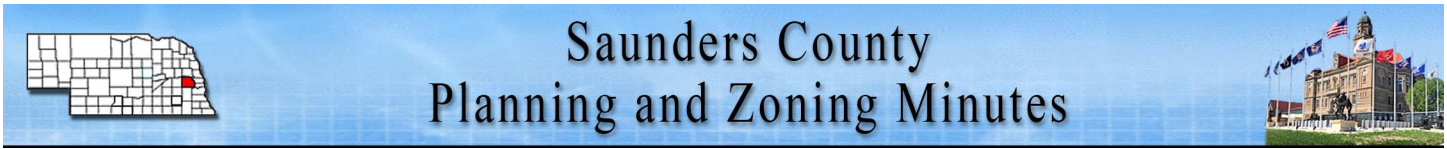
Member McEvoy stated that this project appears to be a borrow site, not leveling off for a single family dwelling, as the original permit, issued by the Planning Commission, was for.

He suggested that Mr. Smith get in contact with the Saunders County Board, to resolve the situation.

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 8:31 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



BOARD OF ADJUSTMENT PROCEEDINGS
January 6, 2020

Pursuant to adjournment, the Board of Adjustment met with Kavan, Girmus, Austin, Johnson, 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 Board 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 Kavan called the meeting to order at 7:00 P.M.

A public hearing was held for Application #8923, by Pohlad Custom Homes, relaxation of setbacks for building addition, Woodcliff S-21, 1-16-8, Pohocco Township.

Mr. Pohlad asked for relaxation on the side and front setbacks of the property. He stated that the hardship was that this lot is located at the end of a peninsula and vehicles would not be driving past this lot. He also stated that this relaxation would not affect any other neighbors, as the lot owner owns the previous two lots before this one (S-22 and S-23).

The Board of Adjustment was in agreement that this situation does not constitute a hardship, according to Nebraska State Statute 23-168.03.

Motion to **Deny**, by Austin, seconded by Trutna. Voting Yes: Girmus, Kavan, Austin, Johnson and Trutna. Voting No: None. Motion carried.

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

Motion by Girmus, seconded by Johnson, to declare meeting adjourned. Meeting adjourned at 7:31 PM.

Zoning Administrator

Date

Board of Adjustment Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

February 3, 2020

Pursuant to adjournment, the Planning Commission met with Trutna, E. Nelson, McEvoy, Rezac, Mayer, and Starns. 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). Acting Chairman Starns called the meeting to order at 7:30 P.M.

Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 7:31pm, for Application #8921, by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township. Voting Yes: Mayer, Rezac, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Member McEvoy questioned the positioning of the soil, along the river, prior to approval on this permit. The JEO representative, Jake Miriovsky, stated that this placement of soil was a precautionary measure to protect Woodcliff Lakes from a potential flooding event, prior to the completion of the berm.

Motion by Starns, Seconded by Nelson, to close the public hearing, at 7:51pm. Voting Yes: Rezac, Trutna, Nelson, Starns, McEvoy, and Mayer. Voting No: None. Motion carried.

Motion to **Approve**, Application #8921 by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township., **on the following conditions**, by McEvoy, seconded by Trutna:

1. A silt fence be added to prevent runoff (on the riverside)
2. The berm is certified to the correct height, via an elevation certificate

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

Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 7:56pm, for Application #8930, by Bill Peck, for a wedding venue/reception hall, Section 10-16-8, Pohocco Township.

Motion by McEvoy, Seconded by Starns, to close the public hearing, at 8:06pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Rezac, Trutna. Voting No: None. Motion carried.

Motion to **Approve, Application #8930**, by Bill Peck, for a wedding venue/reception hall, Section 10-16-8, Pohocco Township, **on the following conditions**, by McEvoy, seconded by Nelson:

1. \$1,000,000 insurance policy must be submitted to the Zoning office on an annual basis.
2. 30% parking stall per capacity be maintained. Mr. Peck stated that the facility would hold under 300 guests, so 90 parking stalls will be required.

Voting Yes: Nelson, Starns, McEvoy, Mayer, Rezac, Trutna. Voting No: None. Motion carried.
Motion by McEvoy, seconded by Starns, to **approve, and remove from annual review**, the following annual reviews:

- MP#1718 Dolezal Sand & Gravel – Gravel pumping operation
- MP#2704 Larry Dolezal – Gravel dredging
- MP#6990 Larry Dolezal – Sand & Gravel at Wolf’s Lakes
- MP#512 – NEBCO Inc. – Gravel pumping operation
- MP#7548 – Western Sand & Gravel – Sand & gravel extraction operation

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

Motion by Trutna, seconded by Nelson, to **approve**, the minutes of the January 6th meeting.
Voting yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting no: None. Abstained: Rezac. Motion carried.

The Planning Commission reviewed future meeting dates: (3/2/20, 4/6/20, 5/4/20)

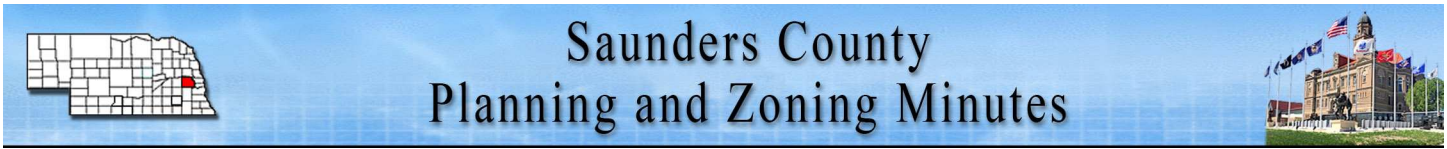
During open discussion, Kevin Indra addressed his activity regarding application #8581, which was to level out a parcel of land for a home building site. He stated that he is leveling out the ground to build a pole shed, barn, and house. Member McEvoy stated that the activity appears to be a borrow pit. Mr. Indra stated that he is operating within the parameters of the permit. McEvoy stated that the permit is not for removing dirt from the premises, but to level out the land. The Zoning Administrator, George Borreson, stated that a permit is not needed to move soil within a parcel, as this parcel is not located in the floodplain or floodway. Mitch Polacek, the Saunders County Zoning Office Manager, stated that although the permit does not state that he would be removing soil from the premises, this was very clear from what Mr. Indra had stated during the hearing for the application. This is indicated by one of the permit’s conditions that Mr. Indra had to repair the road, if it was damaged from transporting the soil.

The neighbors of the property, Keith Smith and Steve Hanson spoke regarding the application. They both stated that the dust is unbearable.

There were discussions whether the permit could be voided by the Saunders County Board, as some members of the Planning Commission believed that Mr. Indra was doing more than leveling out the land for a building site. One solution suggested was that Mr. Indra could pay to oil the road to decrease the dust, which was the complaint regarding the application.

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 9:05pm.



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS

March 2, 2020

Pursuant to adjournment, the Planning Commission met with Trutna, E. Nelson, McEvoy, Mayer, and Starns. Members N. Nelson and Sander 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). Acting Chairman Trutna called the meeting to order at 7:30 P.M.

Motion by McEvoy, Seconded by Starns, to open the public hearing, at 7:31pm, for Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Arthur Lamprecht was not present for the hearing. Chad Lamprecht, his son, spoke on his behalf. Mr. Lamprecht stated that the campsite would be used by people looking to stay somewhere for "extended periods of time." He then stated numerous regulations that would have to be followed by the people living on site.

Member McEvoy stated that the application did not match what the applicant was presenting. The application stated that the applicant wanted to "put in a hook-up for my camper and my buddies campers; 6 of them." McEvoy instructed Mr. Lamprecht to submit an updated application that accurately describes the operation, and suggested to table the application.

Approximately 5 members of the public spoke in opposition of the application. The Planning Commission urged them to speak at the next hearing, as this application was being tabled.

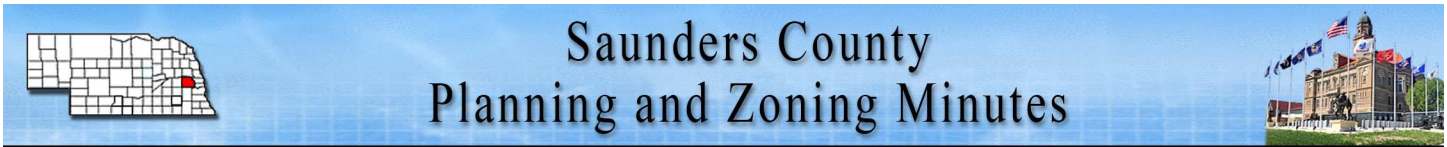
Motion by Starns, Seconded by Trutna, to close the public hearing, at 8:06pm. Voting Yes: Trutna, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to **Table, Application #8944**, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township, by McEvoy, seconded by Starns.

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

Motion by Starns, Seconded by Nelson, to open the public hearing, at 8:09pm, for Application #8947, by David Nienaber, to amend zoning regulation text to allow gyms and workout facilities to be a conditional use in Lakeside Residential Zone (R-L), 25-13-9, Clear Creek Township. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None.

Mr. Nienaber stated that there was interest by residents of the Sandy Pointe Lake community, regarding a gym within the subdivision. He stated that the proposed gym would be located inside of a future storage building. It would be only for residents of the Sandy Pointe Lake community, and would require a key fob for entry.



Motion by McEvoy, Seconded by Starns, to close the public hearing, at 8:16pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion to **Approve, Application #8947**, by David Nienaber, to amend zoning regulation text to allow gyms and workout facilities to be a conditional use in Lakeside Residential Zone (R-L), 25-13-9, Clear Creek Township, by Starns, seconded by Nelson. Voting Yes: Starns, McEvoy, Mayer, Trutna, Nelson. Voting No: None. Motion carried.

Motion by Starns, Seconded by McEvoy, to open the public hearing, at 8:19pm, for Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township. Voting Yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting No: None. Motion carried.

The Planning Commission members stated that the preliminary plat was missing many of the requirements, outlined in the Saunders County Zoning regulations. The Planning Commission informed the applicant to return with a new preliminary plat, with the following added to it: a way to extinguish fire, drainage plan (in the south east corner; no increased water draining over what there is now), connect Freedom Ridge to Patriot Lane, the road paved to lot 29, public water and well plan, and a letter from the state regarding no requirement for a turning lane, and any additional driveways to lots on east half of the quarter section.

5 members of the public spoke in opposition of the application. A some of their concerns were as follows: a fence to keep trespassers of neighboring property, septic running downhill in to water and lake, dogs running loose, guns firing, and water runoff.

Motion by Starns, Seconded by McEvoy, to close the public hearing, at 9:44pm. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Motion to **Table, Application SD #120**, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township, by Starns, seconded by McEvoy. Voting Yes: Trutna, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

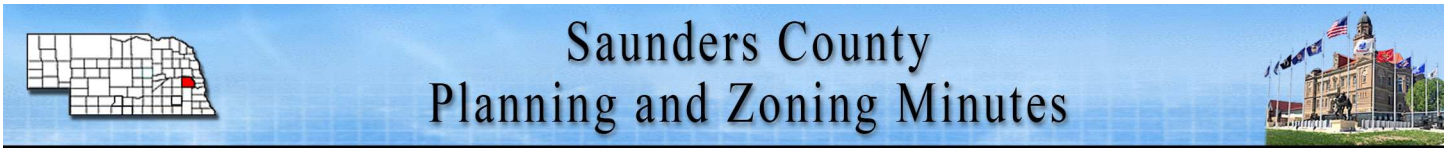
Motion by Nelson, Seconded by Starns, to open the public hearing, at 10:01pm, for an Update the Saunders County Zoning Map to reflect accurate Transitional Agricultural Zone on County Road 21, south of County Road A, to Saunders County Border, Sections 34, 35, 36, Township 13 Range 6, Richland Township. Voting Yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting No: None. Motion carried.

Motion by Nelson, seconded by Starns to close the public hearing at 10:01pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to **Approve**, an Update the Saunders County Zoning Map to reflect accurate Transitional Agricultural Zone on County Road 21, south of County Road A, to Saunders County Border, Sections 34, 35, 36, Township 13 Range 6, Richland Township. Voting Yes: Nelson, Starns. McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Nelson, to approved the annual review for MP#8821 by Helena Agriculral, for operation of fertilizer and seed company. Voting Yes: Starns, McEvoy, Mayer, Trutna, Nelson. Voting No: None. Motion carried.

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

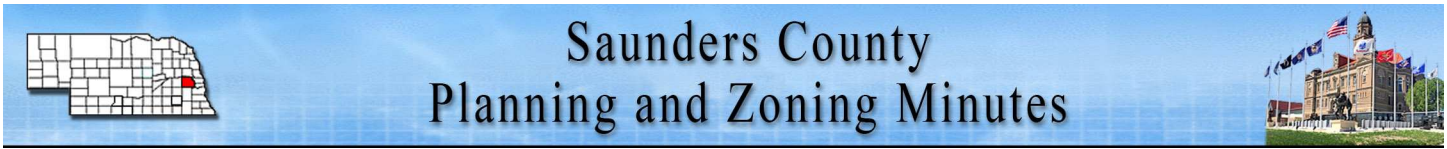


The Planning Commission reviewed future meeting dates: (4/6/20, 5/4/20, 6/1/20)

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 10:10pm.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



PLANNING COMMISSION PROCEEDINGS

April 27, 2020

Pursuant to adjournment, the Planning Commission met with Trutna, E. Nelson, Sander, McEvoy, Mayer, and N. Nelson. Member Starns 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 meeting was held via the Zoom platform. It could have been attended by calling (669) 900-6833 and entering the meeting ID of 970 416 129 or by visiting <https://zoom.us/j/970416129>.

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.

Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 7:35 pm, for Application #8974, by Lonnie Mahrt, extension (Phase 2) of the previously approved permit (#8921, Jan 2020) to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township. Voting Yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, Seconded by E. Nelson, to close the public hearing, at 7:49pm. Voting Yes: Sander, Trutna, N. Nelson, E. Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to **approve** Application #8974, by Lonnie Mahrt, extension (Phase 2) of the previously approved permit (#8921, Jan 2020) to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township, by McEvoy, seconded by Sander. Voting Yes: Trutna, N. Nelson, E. Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by McEvoy, seconded by E. Nelson, to **approve**, the minutes of the March 2 meeting. Voting yes: Sander, McEvoy, Mayer, Trutna, E. Nelson. Voting no: None. Abstain: N. Nelson. Motion carried.

The Planning Commission reviewed future meeting dates: (6/1/20, 7/6/20, 8/3/20)

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. Meeting adjourned at 7:59 PM.

Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

July 6, 2020

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

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.

Motion by McEvoy, Seconded by E. Nelson, to open the public hearing, at 7:31pm, for **Application #9002, by Cedar Ridge Acres LLC, biosolids application, 6-12-9, Ashland Township**. Voting Yes: Mayer, Trutna, N. Nelson, E. Nelson, Sander, Starns, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, Seconded by Mayer, to close the public hearing, at 7:48pm. Voting Yes: Trutna, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to **Approve, Application #9002, by Cedar Ridge Acres LLC, biosolids application, 6-12-9, Ashland Township, on the condition** that two applications be applied: one application on Year 1 and a second application on Year 5, by McEvoy, seconded by E. Nelson. Voting Yes: Trutna, N. Nelson, E. Nelson, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Due to the number of people attending the meeting for SD #120, and the COVID-19 restrictions, set in place by Saunders County, the item was tabled until a larger venue to hold the meeting is found.

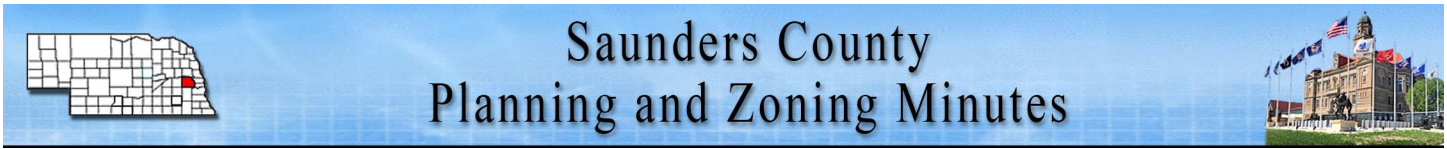
Motion to **Table, Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township**. by McEvoy, seconded by E. Nelson. Voting Yes: Trutna, N. Nelson, E. Nelson, Starns, McEvoy, Sander. Voting No: Mayer. Motion carried.

Motion by McEvoy, Seconded by Starns, to open the public hearing, at 8:12 pm, for **Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township**. Voting Yes: McEvoy, Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns. Voting No: None. Motion carried.

Approximately 10 members of the public spoke in opposition of the application. The Planning Commission agreed that the proposed operation was more of a temporary living community or mobile home park, rather than a campground.

Motion by McEvoy, Seconded by Starns, to close the public hearing, at 9:02pm. Voting Yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Motion to **Deny, Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township**, by McEvoy, seconded by Sander. Voting Yes: Sander, Trutna, N. Nelson, E. Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.



Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 9:10, for an **Update the Saunders County Zoning Map to reflect accurate Agricultural Zone on County Road 22, south of County Road A, ¼ mile east and west on all adjacent properties, to Saunders County Border, Sections 34 & 35, Township 13, Range 6, Rock Creek Township.** Voting Yes: Trutna, N. Nelson, E. Nelson Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion to close the public hearing at 9:10 pm, and **Approve, an update the Saunders County Zoning Map to reflect accurate Agricultural Zone on County Road 22, south of County Road A, ¼ mile east and west on all adjacent properties, to Saunders County Border, Sections 34 & 35, Township 13, Range 6, Rock Creek Township** by Starns, seconded by E. Nelson. Voting Yes: E. Nelson, Starns, McEvoy, Mayer, Sander, Trutna. N. Nelson. Voting No: None. Motion carried.

Motion to approve, the annual review: **MP#7610 – Elizabeth Neal – Greenhouse, nursery & garden,** by Starns, Seconded by Mayer. Voting Yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Motion by Trutna, seconded by McEvoy, to **approve,** the minutes of the April 27th meeting. Voting Yes: McEvoy, Mayer, Sander, Trutna, N. Nelson, E. Nelson. Abstained: Starns. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (7/6/20, 8/3/20, 9/14/20)

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 9:17 PM.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 3, 2020

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

Motion by McEvoy, seconded by E. Nelson, to open the public hearing, at 7:31pm, for **Application #9042, by David Nienaber, operate a fitness center in the Sandy Pointe Lake Community, 25-13-9, Clear Creek Township**. Voting Yes: Trutna, N. Nelson, E. Nelson, Sander, Starns, McEvoy. Voting No: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:37pm. Voting Yes: Trutna, E. Nelson, N. Nelson, Starns, Sander, McEvoy. Voting No: None. Motion carried.

Motion to **Approve, Application #9042, by David Nienaber, operate a fitness center in the Sandy Pointe Lake Community, 25-13-9, Clear Creek Township** by Starns, seconded by McEvoy. Voting Yes: Trutna, N. Nelson, E. Nelson, Starns, McEvoy, Sander. Voting No: None. Motion carried.

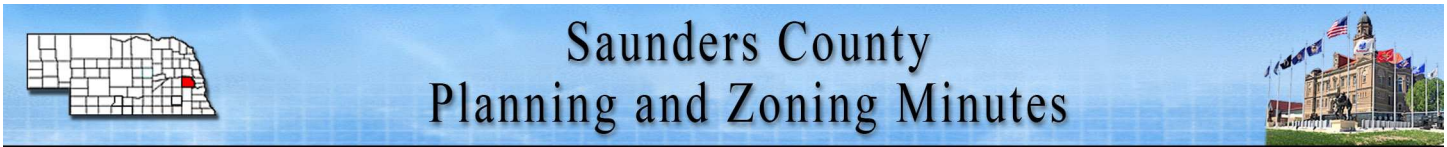
Motion by McEvoy, seconded by Starns, to open the public hearing, at 7:40pm, for **Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township**. Voting Yes: N. Nelson, E. Nelson, Starns, McEvoy, Sander, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to close the public hearing, at 9:17pm. Voting Yes: E. Nelson, Starns, McEvoy, Sander, Trutna, N. Nelson. Voting No: None. Motion carried.

The motion to deny the application was due to the following reasons:

- No plan for water (personal use) and water in case of fire
- Drainage study did not include major drainage through the eastern part of proposed subdivision
- Proposed streets do not meet surfacing and width requirements
- No grading plan provided
- Additional information was not obtained for the Army Corps of Engineers
- No deacceleration lane on Highway 64
- No dedicated Right of Way to West and South for future development

Motion to **Deny, Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township**, by E. Nelson, seconded by McEvoy. Voting Yes: McEvoy, Sander, Trutna, N. Nelson, E. Nelson. Voting No: Starns. Motion carried.



Deb Dauel spoke on her application, **MP#8194 - Dog Kennel**. The current conditional permit on annual review allows her to have up to 70 dogs. She requested the permit be amended to 90 dogs. The Planning Commission agreed that the annual review cannot be modified and she must reapply. No action taken on the annual review.

Office Manager Mitch Polacek asked for clarification on last month's minutes. The minutes were updated to reflect that **Application #9002, by Cedar Ridge Acres LLC, biosolids application, 6-12-9, Ashland Township, was approved** to have two applications be applied: one application on Year 1 and a second application on Year 5.

Motion by McEvoy, seconded by Starns, to **approve, on amendment**, the minutes of the July 6th meeting. Voting Yes: E. Nelson, Starns, McEvoy, Sander Trutna, N. Nelson. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (9/14/20, 10/5/20, 11/9/20)

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. Meeting adjourned at 9:56 PM

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

September 14, 2020

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

Motion by E. Nelson, seconded by Trutna, to open the public hearing, at 7:32 pm, for **Application #9082, by Ann Brock, amend Saunders County Zoning Regulations to remove campgrounds as a conditional use in A-1 Agricultural District; Article 6, Section 6.01.03.** Voting Yes: Trutna, N. Nelson, E. Nelson, Sander, Mayer, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by E. Nelson, to close the public hearing, at 7:52pm. Voting Yes: Trutna, E. Nelson, N. Nelson, Mayer, Sander, McEvoy. Voting No: None. Motion carried.

Member McEvoy made a motion to remove campgrounds from the Agricultural District, and revisit campgrounds when the new zoning regulations are presented to the Planning Commission. Member Mayer stated that the Planning Commission can apply whatever conditions they choose on a campground, and eliminating it from the Agricultural District is unnecessary.

Motion to **Approve, Application #9082, by Ann Brock, amend Saunders County Zoning Regulations to remove campgrounds as a conditional use in A-1 Agricultural District; Article 6, Section 6.01.03.** by McEvoy, seconded by Sander. Voting Yes: Trutna, N. Nelson, E. Nelson, McEvoy, Sander. Voting No: Mayer. Motion carried.

Motion to approve, the following annual reviews, by McEvoy, seconded by Mayer. Voting Yes: McEvoy, Mayer, Sander, Trutna, N. Nelson, E. Nelson. Voting No: None. Motion carried.

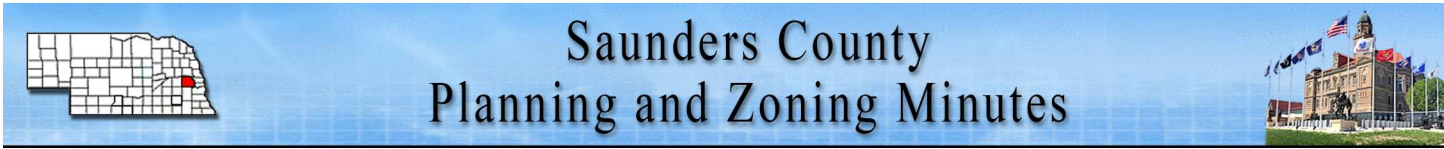
- **MP#8194 - Deb Dael – Dog Kennel**
- **MP#6330 - Doug Washburn – Dog Kennel**
- **MP#8488 - Kyle Kern – River Life Airboat Tours**

In regards to the August Planning Commission meeting minutes, Member N. Nelson wanted the word “from” changed to “for,” on:

- Additional information was not obtained from the Army Corps of Engineers

Motion by McEvoy, seconded by E. Nelson, to **approve, on amendment**, the minutes of the August 3 meeting. Voting Yes: E. Nelson, Mayer, McEvoy, Sander Trutna, N. Nelson. Voting No: None. Motion carried.

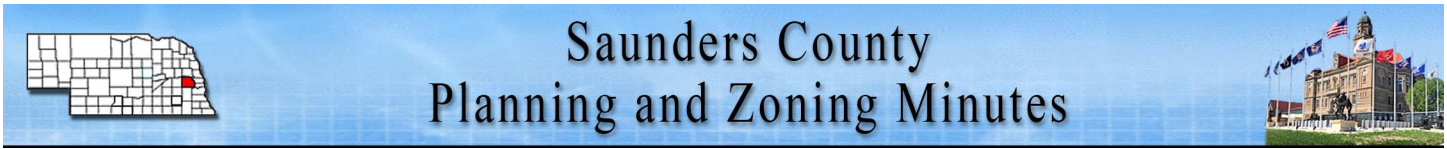
The Planning Commission reviewed future meeting dates: (10/5/20, 11/9/20, 12/7/20)



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. Meeting adjourned at 8:15 PM

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Zoning Administrator	Date	Planning Commission Chair	Date



Saunders County Planning and Zoning Minutes

PLANNING COMMISSION PROCEEDINGS

October 5, 2020

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, N. Nelson, and McEvoy. Members Starns, E. Nelson, and Mayer 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 N. Nelson called the meeting to order at 6:30 P.M.

From 6:30-7:30, the Planning Commission discussed updating the Saunders County Zoning Regulations, and criteria they would like to be added and reviewed.

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:30 pm, for **Application #9091, by Bodie Dostal, replat of Thomas Lakes lots 56, 57, 58, 18-13-10, Clear Creek Township**. Voting Yes: Trutna, N. Nelson, Sander, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Sander, to close the public hearing, at 7:36pm. Voting Yes: Trutna, N. Nelson, Sander, McEvoy. Voting No: None. Motion carried.

Motion to **Approve, Application #9091, by Bodie Dostal, replat of Thomas Lakes lots 56, 57, 58, 18-13-10, Clear Creek Township**, by McEvoy, seconded by Trutna. Voting Yes: Trutna, N. Nelson, McEvoy, Sander. Voting No: None. Motion carried.

The Planning Commission had questions regarding the completion of the conditions of the conditional use permit/annual review, and had concerns regarding water runoff. They have requested that Mr. Williams attends the next meeting.

Motion to **table**, the following annual review, by McEvoy, seconded by Trutna. Voting Yes: McEvoy, Sander, Trutna, N. Nelson. Voting No: None. Motion carried.

- **MP#8909 – Bruce Williams – Poultry CAFO**

Motion by Trutna, seconded by Sander, to **approve**, the minutes of the September 14 meeting. Voting Yes: McEvoy, Sander, Trutna, N. Nelson. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (11/9/20, 12/7/20, 1/4/21)

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 Sander, to declare meeting adjourned. Meeting adjourned at 8:09 PM



Saunders County Planning and Zoning Minutes



Zoning Administrator

Date

Planning Commission Chair

Date



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

November 9, 2020

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, Starns, N. Nelson, Mayer, and E. Nelson. Members McEvoy was absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, 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 7:38 P.M.

From 6:00-7:00, the Planning Commission discussed updating the Saunders County Zoning Regulations, and criteria they would like to be added and reviewed.

Motion by Trutna, seconded by E. Nelson, to open the public hearing, at 7:40 pm, for **Application #SD122, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, preliminary plat, 35-15-9, Union Township.** Voting Yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns. Voting No: None. Motion carried.

There was discussion regarding the quality roads in the proposed plat, and the possibility of burial remains, on four lots, per the History Nebraska (State Agency).

Motion by Starns, seconded by E. Nelson, to close the public hearing, at 8:23pm. Voting Yes: Trutna, N. Nelson, Sander, E. Nelson, Starns, Mayer. Voting No: None. Motion carried.

Motion to Approve, **Application #SD122, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, preliminary plat, 35-15-9, Union Township,** by Starns, seconded by Mayer. Voting Yes: Trutna, N. Nelson, Mayer, E. Nelson, Starns, Sander. Voting No: None. Motion carried.

Motion by E. Nelson, seconded by Trutna, to open the public hearing, at 8:32 for **Application #9130, by Charles Schulte, Ashland Gun Club, grading within the floodplain, 14-13-9, Clear Creek Township.** Voting yes: N. Nelson, E. Nelson, Starns, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by Sander, seconded by Starns, to close the public hearing, at 8:52pm. Voting Yes: Trutna, N. Nelson, Sander, E. Nelson, Starns, Mayer. Voting No: None. Motion carried.

A motion was made to approve the application on the condition that it is verified that the applicant pays taxes the Clear Creek Drainage Tax, and that all water from this project, drains to the west, to the drainage ditch, and into Clear Creek.

Motion to approve, on condition, **Application #9130, by Charles Schulte, Ashland Gun Club, grading within the floodplain, 14-13-9, Clear Creek Township,** by Starns, Seconded by Mayer. Voting yes: Starns, Mayer, Sanders, Trutna, N. Nelson, E. Nelson. Voting no: None. Motion carried.

Motion by Starns, seconded by Trutna, to open the public hearing, at 9:16 for **Application #9131, by Tim Cowles, replat of lots 3-5, Cottonwood Cove II, 35-17-8, Pohocco Township.** Voting yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns. Voting no: None. Motion carried.

Motion by Starns, seconded by Sander to close the public hearing, at 9:21pm. Voting Yes: Mayer, Sander, Trutna, N. Nelson, E. Nelson, Starns. Voting No: None. Motion carried.

Motion to approve, **Application #9131, by Tim Cowles, replat of lots 3-5, Cottonwood Cove II, 35-17-8, Pohocco Township,** by Starns, seconded by Trutna. Voting yes: Sander, Trutna, N. Nelson, E. Nelson, Starns, Mayer. Voting No: None. Motion carried.

- MP#8909 – Bruce Williams – Poultry CAFO**

Mr. Williams addressed the “vegetative barrier” with the Planning Commission, and stated the trees would be planted in the spring.

Motion to **Approve, MP#8909 – Bruce Williams – Poultry CAFO,** by Starns, seconded by E. Nelson. Voting Yes: E. Nelson, Starns, Sander, Trutna, N. Nelson. Abstained: Mayer. Voting No: None. Motion carried.

- MP# LPSNRD – Camp Ashland Fuse Plug Embankment**

The Planning Commission had requested a representative from the LPSNRD to speak on behalf of the application. The representative was ill, and requested to speak at the next meeting.

Motion to **table, MP# LPSNRD – Camp Ashland Fuse Plug Embankment,** by Starns, seconded by Trutna. Voting Yes: Trutna, N. Nelson, E. Nelson, Starns, Mayer, Sander. Voting No: None. Motion carried.

Motion by Sander, seconded by Trutna, to **approve,** the minutes of the October 5th meeting. Voting Yes: Sander, Trutna, N. Nelson. Abstained: Mayer, E. Nelson. Voting No: None.

Motion by Starns, seconded by E. Nelson, to appoint N. Nelson as chairman of the Planning Commission for the year 2021. Voting yes: Sander, Trutna, E. Nelson, Starns, Mayer. Abstained: N. Nelson. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (12/7/20, 1/4/21, 2/2/21)

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 N. Nelson, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 9:55 PM



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

December 7, 2020

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, Curtis, McEvoy, Mayer, and Nelson. Member Starns 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). Interim Chairman Nelson called the meeting to order at 7:30 P.M.

The Planning commission did not meet with Keith Marvin (5:00pm-7:30pm), of Marvin Planning Consultants, to discuss updating the Saunders County Zoning Regulations, as Mr. Marvin was ill.

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:33 pm, for **Application #9150, by David Hilgencamp, Replat of Woodcliff Subdivision Lot S-1035, 1-16-8, Leshara Township.** Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Sander, to close the public hearing, at 7:36pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to Approve, **Application #9150, by David Hilgencamp, Replat of Woodcliff Subdivision Lot S-1035, 1-16-8, Leshara Township,** by McEvoy, seconded by Trutna. Voting Yes: Trutna, Curtis, Mayer, Nelson, McEvoy, Sander. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to open the public hearing, at 7:38 for **Application #9151, by Rev. Christopher Kubat, Replat of Marianna Subdivision Lots 11-13, 24-17-7, North Cedar Township.** Voting yes: Curtis, Nelson, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Trutna, to close the public hearing, at 7:40pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9151, by Rev. Christopher Kubat, Replat of Marianna Subdivision Lots 11-13, 24-17-7, North Cedar Township,** by Trutna, Seconded by McEvoy. Voting yes: McEvoy, Mayer, Sanders, Trutna, Curtis, Nelson. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:42 for **Application #9152, by Hancock Construction, to amend the Saunders County Zoning Regulations, regarding the improvement of non-conforming structures.** Voting yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 7:56pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.



Saunders County Planning and Zoning Minutes



The Planning Commission recommended the following change to **Section 5.04** of the Saunders County Zoning Regulations:

1. *In areas that are not the agricultural district*, no building permit shall be authorized for an existing nonconforming structure, if the proposed expansion (including any other such expansions) exceeds 50% of the square footage of the original structure.
2. *In the agricultural district*, no building permit shall be authorized for an existing nonconforming structure, if the proposed expansion (including any other such expansions) exceeds 100% of the square footage of the original structure. *The addition is not to exceed 2,250 square feet.*

Motion to approve, **Application #9152, by Hancock Construction, to amend the Saunders County Zoning Regulations, regarding the improvement of non-conforming structures** by Mayer, seconded by McEvoy. Voting Yes: Sander, Trutna, Curtis, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion by Sander, seconded by Trutna, to open the public hearing, at 8:11 pm, for **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township**. Voting yes: Trutna, Curtis, Nelson, McEvoy, Mayer, and Sander. Voting no: none. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 8:42pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Member Nelson stated that Conditions #1 and #4 (as set by the Board of Supervisors, during the preliminary plat approval hearing) were not met. The item was tabled so that these conditions can be met. The Planning Commission has requested a letter from the Mead Fire Department, detailing what they are requiring for approval, on letterhead, and a grading plan for the proposed subdivision.

Motion to table, **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township**, by McEvoy, seconded by Nelson. Voting Yes: Nelson, McEvoy, Sander, Curtis. Voting No: Mayer and Trutna. Motion carried.

Motion by Mayer, seconded by McEvoy, to open the public hearing, at 8:53 pm, for **From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office**. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to close the public hearing at 9:02. Voting Yes: Mayer, Sander Trutna, Curtis, Nelson and McEvoy. Voting No: None. Motion carried.

The applicant had stated that some of the text needed to be revised. The Planning Commission has requested the updated text, and the text to be formatted to match the current zoning regulations.

The first motion was made in error. Some of the Planning Commission members thought that these regulations were more conceptual in nature, of what was to be proposed at a later date. With this in mind, a motion was made by McEvoy, seconded by Nelson. Voting Yes: Trutna, Curtis, Nelson, McEvoy, and Sander. Voting No: Mayer.



When the Planning Commission realized these regulations were to be submitted to the County Board for approval, a motion was made by McEvoy, seconded by Nelson to withdraw the previous motion. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

A new motion was made to table: **From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office,** by Mayer, seconded by McEvoy. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

- **MP# LPSNRD – Camp Ashland Fuse Plug Embankment**

The Planning Commission had requested a representative from the LPSNRD to speak on behalf of the application. The representative was not present.

Motion to table, **MP# LPSNRD – Camp Ashland Fuse Plug Embankment**, by Sander, seconded by Nelson. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by Sander, seconded by Nelson, to **approve**, the minutes of the November 9th meeting. Voting Yes: Sander, Trutna, Nelson, and Mayer. Abstain: McEvoy and Curtis. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to appoint Nelson as chairman of the Planning Commission for the year 2021. Voting yes: Sander, Trutna, Nelson, McEvoy, Mayer, Curtis. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/4/21, 2/2/21, 3/1/21)

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 Sander, to declare meeting adjourned. Meeting adjourned at 9:50 PM

_____ Zoning Administrator	_____ Date	_____ Planning Commission Chair	_____ Date
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