



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**January 4, 2021**

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

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

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

The Planning Commission met with Keith Marvin (5:00pm-7:15pm), of Marvin Planning Consultants, to discuss updating the Saunders County Zoning Regulations.

Motion by Curtis, seconded by Trutna, to open the public hearing, at 7:32 pm, for **Tabled item from the December 7<sup>th</sup> meeting: Application #9164: 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, Starns. Voting No: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:35pm. Voting Yes: Trutna, Curtis, Sander, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to table, **Application #9164: 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: Nelson, McEvoy, Mayer, Sander. Voting No: Trutna, Curtis, Starns. Motion carried.

Via email, the applicant has revoked **Application #9166, by Coday Keeler, 2,500 head swine confined animal feeding operation (CAFO), 6-15-9, Leshara Township.**

Motion by Curtis, seconded by Mayer, to open the public hearing, at 8:02 for **Tabled item from the December 7<sup>th</sup> meeting: Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township.** Voting yes: Curtis, Nelson, Starns, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 8:22pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Jovan Lausterer, attorney on behalf of Whispering Ridge Estates, presented the subdivision agreement, which had addressed the Mead Fire Department's concerns regarding fire suppression, within the subdivision. He and James Egr, Mead Fire Department's attorney, had compiled the fire suppression requirements together. Mr.



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Lausterer stated that if the high capacity well cannot supply the water required, the subdivision cannot go forward, as this would be a violation of the Subdivision agreement.

Robert Meduna from the Lower Platte North Natural Resource District, stated that a high capacity well must be permitted and approved by their agency.

A motion was made to table the application, until the high capacity well is approved by the LPN NRD.

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: Sander, Curtis, Nelson, McEvoy. Voting no: Trutna, Starns, Mayer. Motion carried.

Motion by Mayer, seconded by Sander, to open the public hearing, at 8:27 for **Application #9165: From the Saunders County Zoning Administrator: Removal from the Saunders County Subdivision Regulations: Article III, Section 3, G: If the Planning Commission postpones action and the applicant desires an immediate hearing before the County Board, the applicant has the privilege of appearing before the County Board at their next regularly scheduled meeting and request that a hearing date be set**, Voting yes: Mayer, Sander, Trutna, Curtis, Nelson, Starns, McEvoy. Voting no: None. Motion carried.

Motion by Mayer, seconded by McEvoy to close the public hearing, at 8:38pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion to approve, **Application #9165: From the Saunders County Zoning Administrator: Removal from the Saunders County Subdivision Regulations: Article III, Section 3, G: If the Planning Commission postpones action and the applicant desires an immediate hearing before the County Board, the applicant has the privilege of appearing before the County Board at their next regularly scheduled meeting and request that a hearing date be set**, by McEvoy, seconded by Starns. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve the following annual reviews:

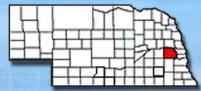
- **Tabled item from November 9<sup>th</sup> Meeting: MP#7130 LPSNRD - Camp Ashland Fuse Plug Embankment**
- **MP#1718 Dolezal Sand & Gravel – Gravel pumping operation**
- **MP#2704 Larry Dolezal – Gravel dredging**
- **MP#6990 Larry Dolezal – Sand & Gravel at Wolf's Lakes**

by McEvoy, seconded by Starns. Voting Yes: Trutna, Curtis, Nelson, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by Trutna, seconded by Curtis, to **approve**, the minutes of the December 7, 2020 meeting. Voting Yes: McEvoy, Mayer, Sander, Trutna, Curtis, Nelson. Abstain: Starns. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/2/21, 3/1/21, 4/5/21)

During open discussion, Chuck Schulte from Ashland Gun Club, presented GPS documentation that Application #9130, grading within the floodplain, 14-13-9, Clear Creek Township (November 2020 Planning Commission Meeting), was done to the standards that was presented.



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

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Zoning Administrator

Date

Planning Commission Chair

Date

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# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**February 1, 2021**

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, Curtis, Starns, Mayer, and Nelson. Member McEvoy was absent.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was mailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, 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 Nelson called the meeting to order at 7:30 P.M.

Motion by Curtis, seconded by Trutna, to open the public hearing, at 7:34 pm, for **Tabled item from the January 4<sup>th</sup> meeting: Application #9164: 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, Starns. Voting No: None. Motion carried.

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

Motion to approve, **Application #9164: 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 Sander. Voting Yes: Trutna, Curtis, Nelson, Starns, Mayer, Sander. Voting No: None. Motion carried.

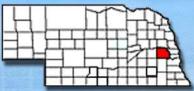
Motion by Trutna, seconded by Mayer, to open the public hearing, at 7:42 for **Application #9181, by Terri Kucera, rezoning of property from Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.** Voting yes: Curtis, Nelson, Starns, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by Trutna, seconded by Starns, to close the public hearing, at 7:50pm. Voting Yes: Trutna, Curtis, Sander, Nelson, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9181, by Terri Kucera, rezoning of property from Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township** by Starns, seconded by Curtis. Voting yes: Starns, Mayer, Sander, Trutna, Curtis, Nelson. Voting no: None. Motion carried.

Motion by Trutna, seconded by Mayer, to open the public hearing, at 7:52 for **Application SD 124, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, final plat, 35-15-9, Union Township.** Voting yes: Mayer, Sander, Trutna, Curtis, Nelson, Starns. Voting no: None. Motion carried.

Motion by Mayer, seconded by Starns to close the public hearing, at 7:57pm. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, Mayer. Voting No: None. Motion carried.



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Motion to approve, **Application SD 124**, by Carson Stratman, Estates Provence, Phase 3, lots 46-65, final plat, 35-15-9, **Union Township**. by Curtis, seconded by Starns. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, Mayer. Voting No: None. Motion carried.

Motion to approve the following annual reviews:

- **MP#512 – NEBCO – Gravel Pumping Operation**
- **MP#7548 – Western Sand & Gravel – Extraction Operation**
- **MP#8821 – Helena Agricultural – Fertilizer and Seed Operation**
- **MP#8905 – Rancho Nuevo LLC – Equine shows, rodeo, musical events**

by Curtis, seconded by Starns. Voting Yes: Trutna, Curtis, Nelson, Starns, Mayer, Sander. Voting No: None. Motion carried.

When discussing January's meeting minutes, Mitch Polacek, the Saunders County Zoning Administrator, asked for clarification on a motion made at the least meeting.

Motion by Mayer, seconded by Trutna, to **approve, with corrections**, the minutes of the January 4, 2021 meeting. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, Starns. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (3/1/21, 4/5/21, 5/3/21)

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 Mayer, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 8:22 PM

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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**March 1<sup>st</sup>, 2021**

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

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:31 pm, for **Application #9182, by R & A Builders, Replat of lots 80 & 81, Sandy Pointe Lake Development, 18-13-10, Clear Creek Township**. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:34pm. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9182, by R & A Builders, Replat of lots 80 & 81, Sandy Pointe Lake Development, 18-13-10, Clear Creek Township**, by Starns, seconded by Sander. Voting Yes: Trutna, Curtis, Nelson, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by Mayer, seconded by McEvoy, to open the public hearing, at 7:37pm for **Tabled item from the January 4<sup>th</sup> meeting: Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township**. Voting yes: Curtis, Nelson, Starns, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

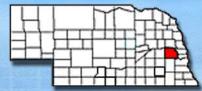
Motion by Starns, seconded by Mayer, to close the public hearing, at 7:53pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Sander, Trutna, Curtis. Voting No: None. Motion carried.

Motion to Remove from Table, **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township** by Curtis, Seconded by Mayer. Voting yes: Starns, Mayer, Sander, Trutna, Curtis, Nelson. Voting no: McEvoy. Motion Carried.

Members Curtis and McEvoy stated their reason for denial is as follows:

- The Applicant refuses after 15 months to provide requested documents
- No agreement has been reached with the Mead Fire Department
- No NRD Approval for High Capacity Well
- No Engineer Grading Plan

Motion to deny, **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township** by Curtis, seconded by McEvoy. Voting yes: Starns, McEvoy, Sander, Trutna, Curtis, Nelson. Voting no: Mayer. Motion carried.



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Motion by Mayer, seconded by Curtis, to **approve**, the minutes of the February 1<sup>st</sup>, 2021 meeting. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, Mayer. Voting No: None. Abstained: McEvoy. Motion carried.

The Planning Commission reviewed future meeting dates: (4/5/21, 5/3/21, 6/7/21)

During open discussion, numerous members of the public spoke against the Whispering Ridge Project.

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 8:38 PM

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Zoning Administrator

Date

Planning Commission Chair

Date



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## PLANNING COMMISSION PROCEEDINGS

April 5<sup>th</sup>, 2021

Pursuant to adjournment, the Planning Commission met with Mayer, Sander, Trutna, Nelson, Curtis, 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 Nelson called the meeting to order at 7:30 P.M.

Motion by Sander, seconded by Trutna, to open the public hearing, at 7:30 pm, for **Application #9207, by Kavan Investments, LLC, Zone Change from Agricultural (A-1) to Commercial (C-1), 31-15-7, Center Township.** Voting Yes: Mayer, Sander, Trutna, Nelson, Curtis, Starns, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to close the public hearing, at 7:38pm. Voting Yes: Sander, Trutna, Nelson, Curtis, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9207, by Kavan Investments, LLC, Zone Change from Agricultural (A-1) to Commercial (C-1), 31-15-7, Center Township,** by McEvoy, seconded by Trutna. Voting Yes: Trutna, Nelson, Curtis, Starns, McEvoy, Sander. Voting No: None. Abstained: Mayer. Motion carried.

Motion by Mayer, seconded by McEvoy, to open the public hearing, at 7:39pm for **Application #9213, by Woodcliff Lakes (SID #8), Lonnie Mahrt, River Bank Stabilization Project, Sections 1&2-16-8, Leshara Township.** Voting yes: Nelson, Curtis, Starns, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

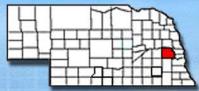
Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:43pm. Voting Yes: Curtis, Starns, McEvoy, Mayer, Sander, Trutna, Nelson. Voting No: None. Motion carried.

Motion to approve, **Application #9213, by Woodcliff Lakes (SID #8), Lonnie Mahrt, River Bank Stabilization Project, Sections 1&2-16-8, Leshara Township** by Starns, seconded by McEvoy. Voting yes: Starns, McEvoy, Mayer, Sander, Trutna, Nelson, Curtis. Voting no: None. Motion carried.

Motion by Mayer, seconded by Sander, to open the public hearing, at 7:45pm for **Application #9214, by Kevin Buse of Champion Feeders LLC, Large Confined Animal Feeding Operation (CAFO), on the grounds of Mead Cattle Company, 13-14-8, Wahoo Township.** Voting yes: McEvoy, Mayer, Sander, Trutna, Nelson, Curtis, Starns. Voting no: None. Motion carried.

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

Planning Commission agreed on the following conditions:



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- Integration of manure to soil within 24 hours
- No notification to County, but land owners that will be affected shall be notified once per calendar year
- The application will be put on Annual Review
- The permit for this operation will not expire

Motion to approve, **Application #9214, by Kevin Buse of Champion Feeders LLC, Large Confined Animal Feeding Operation (CAFO), on the grounds of Mead Cattle Company, 13-14-8, Wahoo Township.** by Sander, seconded by Mayer. Voting yes: Sander, Trutna, Nelson, Curtis, Starns, McEvoy, Mayer. Voting no: None. Motion carried.

Motion by Trutna, seconded by Nelson, to **approve**, the minutes of the March 1<sup>st</sup>, 2021 meeting. Voting Yes: Trutna, Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (5/3/21, 6/7/21, 7/12/21)

During open discussion, Teresa Akeson spoke about the future Solar Project in Yutan, Nebraska.

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 Curtis, to declare meeting adjourned. Meeting adjourned at 8:48 PM

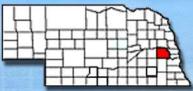
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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

April 5<sup>th</sup>, 2021

Pursuant to adjournment, the Planning Commission met with Mayer, Sander, Trutna, Nelson, Curtis, 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 Nelson called the meeting to order at 7:30 P.M.

Motion by Sander, seconded by Trutna, to open the public hearing, at 7:30 pm, for **Application #9207, by Kavan Investments, LLC, Zone Change from Agricultural (A-1) to Commercial (C-1), 31-15-7, Center Township.** Voting Yes: Mayer, Sander, Trutna, Nelson, Curtis, Starns, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to close the public hearing, at 7:38pm. Voting Yes: Sander, Trutna, Nelson, Curtis, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9207, by Kavan Investments, LLC, Zone Change from Agricultural (A-1) to Commercial (C-1), 31-15-7, Center Township,** by McEvoy, seconded by Trutna. Voting Yes: Trutna, Nelson, Curtis, Starns, McEvoy, Sander. Voting No: None. Abstained: Mayer. Motion carried.

Motion by Mayer, seconded by McEvoy, to open the public hearing, at 7:39pm for **Application #9213, by Woodcliff Lakes (SID #8), Lonnie Mahrt, River Bank Stabilization Project, Sections 1&2-16-8, Leshara Township.** Voting yes: Nelson, Curtis, Starns, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:43pm. Voting Yes: Curtis, Starns, McEvoy, Mayer, Sander, Trutna, Nelson. Voting No: None. Motion carried.

Motion to approve, **Application #9213, by Woodcliff Lakes (SID #8), Lonnie Mahrt, River Bank Stabilization Project, Sections 1&2-16-8, Leshara Township** by Starns, seconded by McEvoy. Voting yes: Starns, McEvoy, Mayer, Sander, Trutna, Nelson, Curtis. Voting no: None. Motion carried.

Motion by Mayer, seconded by Sander, to open the public hearing, at 7:45pm for **Application #9214, by Kevin Buse of Champion Feeders LLC, Large Confined Animal Feeding Operation (CAFO), on the grounds of Mead Cattle Company, 13-14-8, Wahoo Township.** Voting yes: McEvoy, Mayer, Sander, Trutna, Nelson, Curtis, Starns. Voting no: None. Motion carried.

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

Planning Commission agreed on the following conditions:



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- Integration of manure to soil within 24 hours
- No notification to County, but land owners that will be affected shall be notified once per calendar year
- The application will be put on Annual Review
- The permit for this operation will not expire

Motion to approve, **Application #9214, by Kevin Buse of Champion Feeders LLC, Large Confined Animal Feeding Operation (CAFO), on the grounds of Mead Cattle Company, 13-14-8, Wahoo Township.** by Sander, seconded by Mayer. Voting yes: Sander, Trutna, Nelson, Curtis, Starns, McEvoy, Mayer. Voting no: None. Motion carried.

Motion by Trutna, seconded by Nelson, to **approve**, the minutes of the March 1<sup>st</sup>, 2021 meeting. Voting Yes: Trutna, Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (5/3/21, 6/7/21, 7/12/21)

During open discussion, Teresa Akeson spoke about the future Solar Project in Yutan, Nebraska.

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 Curtis, to declare meeting adjourned. Meeting adjourned at 8:48 PM

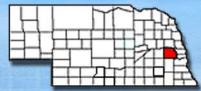
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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

June 7<sup>th</sup>, 2021

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

Motion by Sander, seconded by McEvoy to open the public hearing, at 7:31 pm, for **Application #9262, by Tracy Brown, home business: machine shop and manufacturing, 8-16-7, South Cedar Township.** Voting yes were Mayer, Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Mayer to close the public hearing, at 7:35pm. Voting yes were Sander, Trutna, Curtis, McEvoy, Mayer. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Mayer to approve **Application #9262, by Tracy Brown, home business: machine shop and manufacturing, 8-16-7, South Cedar Township.** Voting yes were Trutna, Curtis, McEvoy, Mayer, Sander. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to **approve**, the minutes of the May 3<sup>rd</sup>, 2021 meeting. Voting yes were Curtis, Mayer, Sander, Trutna. Voting no were none. McEvoy Abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (7/12/21, 8/2/21, 9/13/21)

During open discussion, the Planning Commission discussed reducing the number of Single Family Dwellings within a quarter section, and Ashland Gun Club activity (numerous events and parking).

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 Curtis, seconded by Sander, to declare meeting adjourned. Meeting adjourned at 7:50 PM

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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**July 12<sup>th</sup>, 2021**

Pursuant to adjournment, the Planning Commission met with Mayer, Sander, Nelson, Curtis, Starns and McEvoy. Member Trutna was absent.

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

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

Motion by McEvoy, seconded by Starns to open the public hearing, at 7:31 pm, for **Application #9248, by Teresa Akeson, Request to Amend Solar Regulations**. Voting yes were Mayer, Sander, Nelson, Curtis, Starns, McEvoy. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy to close the public hearing, at 7:58pm. Voting yes were Sander, Nelson, Curtis, Starns, McEvoy, Mayer. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy to **table for 60 days, Application #9248, by Teresa Akeson, Request to Amend Solar Regulations**. Voting yes were Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Mayer to open the public hearing, at 8:05 pm, for **Application #9297, by John Vaughan, indoor/outdoor storage facility, 14-13-9, Clear Creek Township**. Voting yes were Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy to close the public hearing, at 8:43pm. Voting yes were Curtis, Starns, McEvoy, Mayer, Sander, Nelson. Voting no were none. Motion carried.

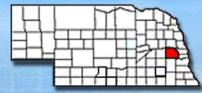
Planning Commission member expressed numerous concerns regarding the floodplain.

Motion by Curtis, seconded by McEvoy to deny **Application #9297, by John Vaughan, indoor/outdoor storage facility, 14-13-9, Clear Creek Township**. Voting yes were Starns, McEvoy, Mayer, Sander, Nelson, Curtis. Voting no were none. Motion carried.

Motion McEvoy, seconded by Starns to table for 30 days, the annual review: **MP#7610 – Elizabeth Neal – Greenhouse, nursery & garden**. Voting yes were Sander, Nelson, Curtis, Starns, McEvoy, Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to **approve**, the minutes of the June 7<sup>th</sup>, 2021 meeting. Voting yes were Curtis, McEvoy, Mayer, Sander. Voting no were none. Nelson and Starns abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (8/2/21, 9/13/21, 10/4/21)



# Saunders County Planning and Zoning Minutes



Motion by McEvoy, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 8:56 PM

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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

August 2<sup>nd</sup>, 2021

Pursuant to adjournment, the Planning Commission met with Mayer, Sander, Trutna, Nelson, Curtis, 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 Nelson called the meeting to order at 7:30 P.M.

Motion by Sander, seconded by Mayer to open the public hearing, at 7:30pm, for **Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.** Voting yes were Mayer, Sander, Trutna, Nelson, Curtis, Starns, McEvoy. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Trutna to close the public hearing, at 7:31pm. Voting yes were Sander, Trutna, Nelson, Curtis, Starns, McEvoy, Mayer. Voting no were none. Motion carried.

The Applicant was not present.

Motion by Starns, seconded by McEvoy to **table, Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.** Voting yes were Trutna, Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting no were none. Motion carried.

Motion by Trutna, seconded by Starns to open the public hearing, at 7:32pm, for **Application #9306, by Leo Benes, construction of farm pond, 33-13-5, Oak Creek Township.** Voting yes were Nelson, Curtis, Starns, McEvoy, Mayer, Sander, Trutna. Voting no were none. Motion carried.

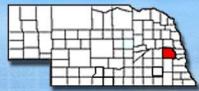
Motion by McEvoy, seconded by Starns to close the public hearing, at 7:35pm. Voting yes were Curtis, Starns, McEvoy, Mayer, Sander, Trutna, Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy to Approve on the condition of receiving design plans, **Application #9306, by Leo Benes, construction of farm pond, 33-13-5, Oak Creek Township.** Voting yes were Starns, McEvoy, Mayer, Sander, Trutna, Nelson, Curtis. Voting no were none. Motion carried.

Motion by Starns, seconded by McEvoy to open the public hearing, at 7:37pm, for **Application #9311, Tillman Infrastructure, to construct a new telecommunications tower, 34-14-7, Stocking Township.** Voting yes were McEvoy, Mayer, Sander, Trutna, Nelson, Curtis, Starns. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Starns to close the public hearing, at 8:33pm. Voting yes were Mayer, Sander, Trutna, Nelson, Curtis, Starns, McEvoy. Voting no were none. Motion carried.

Motion by Sander, seconded by McEvoy to Deny on the recommendation of the counties advising firm The Center for Municipal Services (CMS), **Application #9311, Tillman Infrastructure, to construct a new**



# Saunders County Planning and Zoning Minutes



**telecommunications tower, 34-14-7, Stocking Township.** Voting yes were Sander, Trutna, Nelson, Curtis, Starns, McEvoy. Voting no was Mayer. Motion carried.

Motion McEvoy, seconded by Starns to table, the annual review: **MP#7610 – Elizabeth Neal – Greenhouse, nursery & garden & MP#8194 – Deb Dauel – Dog Kennel.** Voting yes were Trutna, Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Strans, to **approve**, the minutes of the July 12<sup>th</sup>, 2021 meeting. Voting yes were Nelson, Curtis, Starns, McEvoy, Mayer, Sander. Voting no were none. Trutna abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (9/13/21, 10/4/21, 11/1/21)

Motion by McEvoy, seconded by Nelson, to declare meeting adjourned. Meeting adjourned at 8:47 PM

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Zoning Administrator

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Date

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Planning Commission Chair

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Date



# Saunders County Planning and Zoning Minutes



## BOARD OF ADJUSTMENT PROCEEDINGS September 13<sup>th</sup>, 2021

Pursuant to adjournment, the Board of Adjustment met with Zaugg, Smaus, Trutna, and Austin. Simanek 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 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 Interim 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 Austin called the meeting to order at 7:00 P.M.

Motion by Trutna, seconded by Zaugg to open the public hearing, at 7:02pm, for **Application #9334, by Mark Ditter, requesting a variance of 2 feet 4 inches from the lot line, 34-17-8, Pohocco Township.** Voting yes were Zaugg, Smaus, Austin, Trutna. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to close the public hearing, at 7:24pm. Voting yes were Smaus, Austin, Trutna, Zaugg. Voting no were none. Motion carried.

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

Motion by Trutna, seconded by Zaugg to Deny because the situation doesn't comply with Statute 23-168.03, **Application #9334, by Mark Ditter, requesting a variance of 2 feet 4 inches from the lot line, 34-17-8, Pohocco Township.** Voting yes were Austin, Trutna, Zaugg, Smaus. Voting no were 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 Zaugg, seconded by Trutna, to declare meeting adjourned. Meeting adjourned at 7:33 PM.

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Zoning Administrator

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Date

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Board of Adjustment Chair

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Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**September 13<sup>th</sup>, 2021**

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, Curtis, and McEvoy. Mayer, 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). Interim Trutna called the meeting to order at 7:38 P.M.

Motion by Sander, seconded by McEvoy to open the public hearing, at 7:38pm, for **Tabled item from August 2<sup>nd</sup> meeting: Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.** Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by Curtis, seconded by Sander to close the public hearing, at 7:45pm. Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by Cutis, seconded by McEvoy to Approve, **Application #9304, by Bruce Woita, Construction of a farm pond grade stabilization structure, 12-13-5, Oak Creek Township.** Voting yes were Trutna, Curtis, McEvoy. Voting no were none. Sander abstained. Motion carried.

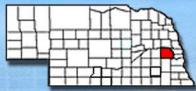
Motion by McEvoy, seconded by Sander to open the public hearing, at 7:47pm, for **Application #9322, by Battle Swine Industries, LLC (Tracy Brown), to add firearm manufacturing to Section 6.01.03, Conditional Uses in the Agricultural District (A-1), 8-16-7, South Cedar Township.** Voting yes were Curtis, McEvoy, Sander, Trunta. Voting no were none. Motion carried.

Motion by Curtis, seconded by McEvoy to close the public hearing, at 7:58pm. Voting yes were Curtis, McEvoy, Sander, Trutna. Voting no were none. Motion carried.

Motion by Curtis, seconded by McEvoy to Approve, **Application #9322, by Battle Swine Industries, LLC (Tracy Brown), to add firearm manufacturing to Section 6.01.03, Conditional Uses in the Agricultural District (A-1), 8-16-7, South Cedar Township.** Voting yes were McEvoy, Sander, Trutna, Curtis. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Curtis to open the public hearing, at 8:00pm, for **Application #9323, by SID #8 (Lonnie Mahrt), Riverbank Stabilization, 35-17-8, Pohocco Township.** Voting yes were McEvoy, Sander, Trunta, Curtis. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 8:08pm. Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.



# Saunders County Planning and Zoning Minutes



Motion by Curtis, seconded by McEvoy to Approve, **Application #9323, by SID #8 (Lonnie Mahrt), Riverbank Stabilization, 35-17-8, Pohocco Township.** Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by Sander, seconded by McEvoy to open the public hearing, at 8:10pm, for **Application #9324, by Platte Valley Drainage District (Kent Merryweather), repair flood damage to south end of levee, 24-15-9, Union Township.** Voting yes were Trunta, Curtis, McEvoy, Sander. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 8:30pm. Voting yes were Curtis, McEvoy, Sander, Trutna. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Sander to Approve on condition of any existing concrete be removed, **Application #9324, by Platte Valley Drainage District (Kent Merryweather), repair flood damage to south end of levee, 24-15-9, Union Township.** Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Curtis to open the public hearing, at 8:33pm, for **Application #9333, by Sandy Pointe Storage, LLC., a Nebraska Limited Liability Company, Replat of lots 203 and Outlot "J" of replat of Sandy Pointe Lake Development 5<sup>th</sup> Addition, 25-13-9, Clear Creek Township.** Voting yes were Sander, Trunta, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Curtis to close the public hearing, at 8:36pm. Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by McEvoy, seconded by Sander to Approve, **Application #9333, by Sandy Pointe Storage, LLC., a Nebraska Limited Liability Company, Replat of lots 203 and Outlot "J" of replat of Sandy Pointe Lake Development 5<sup>th</sup> Addition, 25-13-9, Clear Creek Township.** Voting yes were Trutna, Curtis, McEvoy, Sander. Voting no were none. Motion carried.

Motion McEvoy, seconded by Sander to Deny, the annual review: **MP#7610 – Elizabeth Neal – Greenhouse, nursery.** Voting yes were McEvoy, Sander, Trutna, Curtis. Voting no were none. Motion carried.

Motion McEvoy, seconded by Curtis to Approve, the annual reviews: **MP#8194 – Deb Dauel – Dog Kennel, MP#6330 – Doug Washburn – Dog Kennel, MP#8488 – Kyle Kern – River Life Airboats.** Voting yes were Sander, Trutna, Curtis, McEvoy. Voting no were none. Motion carried.

Motion by Sander, seconded by McEvoy, to approve, the minutes of the August 2<sup>nd</sup>, 2021 meeting. Voting yes were Curtis, McEvoy, Sander, Trutna. Voting no were none. Trutna abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (10/4/21, 11/1/21, 12/6/21)

Motion by McEvoy, seconded by Curtis, to declare meeting adjourned. Meeting adjourned at 8:46 PM

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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**October 4<sup>th</sup>, 2021**

Pursuant to adjournment, the Planning Commission met with Nelson, Curtis, Mayer, Sander, and Trutna. Stars and McEvoy were absent.

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

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Nelson called the meeting to order at 7:33 P.M.

Motion by Curtis, seconded by Trutna to open the public hearing, at 7:33pm, for **Tabled item from July 12<sup>th</sup> Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations**. Voting yes were Nelson, Curtis, Mayer, Sander, Trutna. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna to close the public hearing, at 7:40pm. Voting yes were Curtis, Mayer, Sander, Trutna, Nelson. Voting no were none. Motion carried.

Motion by Cutis, seconded by Nelson to table awaiting further information, **Tabled item from July 12<sup>th</sup> Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations**. Voting yes were Mayer, Sander, Trutna, Nelson, Curtis. Voting no were none. Motion carried.

Motion by Trutna, seconded by Mayer to open the public hearing, at 7:42pm, for **Application #9345, by Brian Pleskach, Maintain fill within the Floodplain, 18-13-10, Clear Creek Township**. Voting yes were Mayer, Sander, Trutna, Nelson, Curtis. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander to close the public hearing, at 8:10pm. Voting yes were Mayer, Sander, Trutna, Nelson, Curtis. Voting no were none. Motion carried.

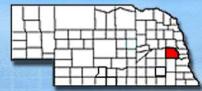
Motion by Mayer, seconded by Trutna to Approve, **Application #9345, by Brian Pleskach, Maintain fill within the Floodplain, 18-13-10, Clear Creek Township**. Voting yes were Sander, Trutna, Nelson, Curtis, Mayer. Voting no were none. Motion carried.

Motion Sander, seconded by Trutna to Approve, the annual review: **MP#8909 – Bruce Williams – Poultry CAFO**. Voting yes were Curtis, Sander, Trutna, Nelson. Voting no were none. Mayer abstained. Motion carried.

Motion by Sander, seconded by Trutna, to approve with amendments, the minutes of the September 13<sup>th</sup> meeting. Voting yes were Sander, Trutna, Nelson, Curtis. Voting no were none. Mayer abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (11/1/21, 12/6/21, 1/3/22)

Motion by Sander, seconded by Mayer, to declare meeting adjourned. Meeting adjourned at 8:37 PM



# Saunders County Planning and Zoning Minutes



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Zoning Administrator

Date

Planning Commission Chair

Date



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**December 6<sup>th</sup>, 2021**

Pursuant to adjournment, the Planning Commission met with Nelson, Starns, Mayer, Sander, and Trutna. Curtis and McEvoy were absent.

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

The Chairman informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Nelson called the meeting to order at 6:00 P.M.

Motion by Sander, seconded by Trutna to open the public hearing, at 6:00pm, for **Application #9385, by Doug Loftus, moving fill within the floodplain, 14-13-9, Clear Creek Township. Address: 410 County Road C, Ashland, NE 68003, (Parcel ID #003556000)**. Voting yes were Nelson, Starns, Mayer, Sander, Trutna. Voting no were none. Motion carried.

Motion by Starns, seconded by Sander to close the public hearing, at 6:12pm. Voting yes were Starns, Mayer, Sander, Trutna, Nelson. Voting no were none. Motion carried.

Motion by Starns, seconded by Nelson to Approve, **Application #9385, by Doug Loftus, moving fill within the floodplain, 14-13-9, Clear Creek Township. Address: 410 County Road C, Ashland, NE 68003, (Parcel ID #003556000)**. Voting yes were Starns, Mayer, Sander, Trutna, Nelson. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:17pm, for **Application #9387, by Tracy Brown, Home business of Firearms Manufacturing with retail sales on premises, 8-16-7, South Cedar Township. Address: 1854 County Road V, Cedar Bluffs, NE 68015, (Parcel ID #002207000)**. Voting yes were Mayer, Sander, Trutna, Nelson, Starns. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander to close the public hearing, at 6:24pm. Voting yes were Mayer, Sander, Trutna, Nelson, Starns. Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer to Approve, **Application #9387, by Tracy Brown, Home business of Firearms Manufacturing with retail sales on premises, 8-16-7, South Cedar Township. Address: 1854 County Road V, Cedar Bluffs, NE 68015, (Parcel ID #002207000)**. Voting yes were Sander, Trutna, Nelson, Starns, Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:25pm, for **Tabled item from October 4<sup>th</sup> Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations**. Voting yes were Trutna, Nelson, Starns, Mayer, Sander. Voting no were none. Motion carried.

Motion by Starns, seconded by Mayer to close the public hearing, at 6:43pm. Voting yes were Nelson, Starns, Mayer, Sander, Trutna. Voting no were none. Motion carried.



# Saunders County Planning and Zoning Minutes



Motion by Nelson, seconded by Trutna to table for 1 year or until review of draft, **Tabled item from October 4<sup>th</sup> Meeting: Application #9248, by Teresa Akeson, Request to Amend Solar Regulations.** Voting yes were Starns, Sander, Trutna, Nelson. Voting no was Mayer. Motion carried.

Motion by Mayer, seconded by Starns to open the public hearing, at 7:01pm, for **Keith Marvin, of Marvin Planning Consultants Inc, to discuss updates to the Saunders County Zoning Regulations and Comprehensive Plan.** Voting yes were Starns, Mayer, Sander, Trutna, Nelson. Voting no were none. Motion carried.

Motion by Mayer, seconded by Starns to close the public hearing, at 7:56pm. Voting yes were Mayer, Sander, Trutna, Nelson, Starns. Voting no were none. Motion carried.

Motion Sander, seconded by Starns to Table, the annual review: **MP#7130 – LPS NRD – Camp Ashland Fuse Plug Embankment.** Voting yes were Sander, Trutna, Nelson, Starns, Mayer. Voting no were none. Motion carried.

Motion by Trutna, seconded by Nelson, to approve the minutes of the October 4<sup>th</sup> meeting. Voting yes were Sander, Trutna, Nelson, Mayer. Voting no were none. Starns abstained. Motion carried.

The Planning Commission reviewed future meeting dates: (1/3/22, 2/7/22, 3/7/22)

Motion by Sander, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 8:03 PM

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Zoning Administrator

Date

Planning Commission Chair

Date