

PLANNING AND ZONING DEPARTMENT

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SAUNDERS COUNTY COURTHOUSE
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PLANNING COMMISSION PROCEEDINGS

February 6, 2023

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

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 Sander called the meeting to order at 6:30 P.M.

Motion by Trutna, seconded by Smaus to open the public hearing, at 6:31 pm, for **Marvin Planning Consultants - Recommendation for proposed comprehensive plan**. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Curtis. Voting no were none. Motion carried.

Motion by Mayer, seconded by Starns to close the public hearing, at 7:30 pm. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Curtis. Voting no were none. Motion carried.

Motion by Starns, seconded by Smaus, to table **Marvin Planning Consultants - Recommendation for proposed comprehensive plan**. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Curtis. Voting no were none. Motion carried.

Motion Starns, seconded by Trutna to Approve, the annual reviews, **Master Permit #1718, Dolezal Sand & Gravel, Gravel pumping Operation, Master Permit # 2704, Larry Dolezal, Gravel Dredging, Master Permit #6990, Larry Dolezal, S&G at Wolf Lakes, Mater Permit #512, NEBCO, Inc., Gravel Pumping Operation, and Master Permit #7548, Western Sand & Gravel, Sand and Gravel Extraction Operation**. Voting yes were Trutna, Sander, Smaus, Mayer, Starns and Curtis. Voting no were none. Motion carried.

Motion Starns, seconded by Mayer to Approve, the annual reviews, **Master Permit #8905, Daniel Jimenez, Rancho Nuevo LLC, and Master Permit #8821, Helena Agricultural, Fertilizer and Seed Operation**. Voting yes were Trutna, Sander, Smaus, Starns Mayer and Curtis. Voting no were none. Motion carried.

Motion Mayer, seconded by Starns, to Approve the December 2022 meeting minutes. Voting yes were Trutna, Sander, Starns, Smaus, Curtis, and Mayer. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (3/6/23, 4/3/23, 5/1/23)

Motion by Sander, to declare the meeting adjourned. Meeting adjourned at 7:40 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

March 6th, 2023

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Starns, Wollen and Curtis. Smaus 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 Sander called the meeting to order at 6:30 P.M.

Motion by Curtis, seconded by Starns to open the public hearing, at 6:30 pm, for **Marvin Planning Consultants - Recommendation for proposed comprehensive plan**. Voting yes were Trutna, Sander, Starns, Wollen and Curtis. Voting no were none. Motion carried.

Motion by Starns, seconded by Trutna to close the public hearing, at 6:44 pm. Voting yes were Trutna, Sander, Starns, Wollen and Curtis. Voting no were none. Motion carried.

Motion by Curtis, seconded by Sander, to **approve, Marvin Planning Consultants - Recommendation for proposed comprehensive plan, on the following conditions:**

- **Land Use Goals, Objectives, and Policies/ Rural Residential, Page 128, 1.7**, change “property owner” to “developer.”
- **Land Use, Special Policies, Page 115, “Special Policies” #2**, change “1 dwelling per ¼ section” to “1 dwelling per 80 acres.”
- **Land Use, Special Policies, Page 118, “Special Policies” #4**, Add: If the development does not occur, the berm must be removed, and an engineer study completed.

Voting yes were Trutna, Sander, Starns, Wollen and Curtis. Voting no were none. Motion carried.

Motion Sander, to Approve the February 2023 meeting minutes. No Second to the motion.

Motion by Curtis, Second by Starns to approve, the February 2023 Minutes and Reappoint Chairperson Sander. Voting yes were Trutna, Starns, Curtis, and Wollen. Sander abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (4/3/23, 5/1/23, 6/5/23)

Motion by Sander, to declare the meeting adjourned. Meeting adjourned at 7:11 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

April 3, 2023

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Starns, Smaus, Mayer and Wollen. Curtis 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 Sander called the meeting to order at 6:30 P.M.

Motion by Mayer, seconded by Starns to open the public hearing, at 6:30 pm, **Application #9687, by Cedar Ridge Acres LLC, biosolid application, 10&21-13-8, Green Township.** Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Starns, seconded by Trutna to close the public hearing, at 6:33 pm. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Smaus, to Approve **Application #9687, by Cedar Ridge Acres LLC, biosolid application, 10&21-13-8, Green Township.** Voting yes Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Starns, seconded by Trutna to open the public hearing, at 6:34 pm, for **Application #9688, by Bruce Williams, biosolid application, 33-17-6, Morse Bluff Township.** Voting yes Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Starns, seconded by Smaus to close the public hearing, at 6:36 pm. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Smaus seconded by Trutna, to Approve, **Application #9688, by Bruce Williams, biosolid application, 33-17-6, Morse Bluff Township.** Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Starns, seconded by Mayer to open the public hearing, at 6:36 pm, for **Application #9698, By T5 Development, LLC, Replat Lake Allure Third Addition, 7-13-10, Clear Creek Township.** Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Starns to close the public hearing, at 6:56 pm. Voting yes were Trutna, Sander, Starns, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Smaus, to Approve, **Application #9698, By T5 Development, LLC, Replat Lake Allure Third Addition, 7-13-10, Clear Creek Township.** Voting yes were Trutna, Sander, Smaus, and Mayer. Voting no were Starns and Wollen. Motion carried.

Motion by Wollen, seconded by Starns, to Approve the March meeting minutes. Voting yes were Trutna, Sander, Starns, and Wollen. Smaus and Mayer abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (5/1/23, 6/5/23, 7/10/23)

Motion by Starns, seconded by Smaus, to declare the meeting adjourned. Meeting adjourned at 7:22 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

May 1st, 2023

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Smaus, Mayer, Curtis and Wollen. 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 Sander called the meeting to order at 6:30 P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm, **Application #9710, by Kalend McCurdy, new livestock pond and re-dig existing pond, 18-17-5, Bohemia Township.** Voting yes were Sander, Curtis, Wollen, Mayer, Smaus, Trutna. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen to close the public hearing, at 6:37 pm. Voting yes were Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Sander, to Approve, **Application #9710, by Kalend McCurdy, new livestock pond and re-dig existing pond, 18-17-5, Bohemia Township.** Voting yes Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:39 pm, for **Application #9711, by T5 Development, replat of lot 61 through 73 & 145 first addition outlot D, Lake Allure second addition and outlot E, Lake Allure third addition, 12-13-9, Clear Creek Township.** Voting yes Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Smaus to close the public hearing, at 6:47 pm. Voting yes were Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer seconded by Smaus, to Approve, **Application #9711, by T5 Development, replat of lot 61 through 73 & 145 first addition outlot D, Lake Allure second addition and outlot E, Lake Allure third addition, 12-13-9, Clear Creek Township.** Voting yes were Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:49 pm, for **Application #9713, by James Kruger, replat of lot 51 Big Sandy Development 1st addition, 6-13-10, Clear Creek Township.** Voting yes were Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen to close the public hearing, at 6:53 pm. Voting yes were Trutna, Sander, Curtis, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Smaus, to Approve, **Application #9713, by James Kruger, replat of lot 51 Big Sandy Development 1st addition, 6-13-10, Clear Creek Township.** Voting yes were Trutna, Sander, Smaus, Wollen, Curtis and Mayer. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna to Approve, the annual review, **Master Permit #9214, by Champion Feeders-Feedlot.** Voting yes were Trutna, Sander, Wollen, Smaus, Mayer and Curtis. Voting were none. Motion carried.

Motion by Mayer, Seconded by Sander to Table, the annual review, **Master Permit #9250, by Todd Kavan- Meet Processing Plant.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis and Wollen. Motion carried

Motion by Sander, seconded by Smaus, to Approve the April meeting minutes. Voting yes were Mayer, Smaus, Trutna, Sander, Wollen. Curtis abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (6/5/23, 7/10/23, 8/7/23)

Motion by Mayer, seconded by Sander, to declare the meeting adjourned. Meeting adjourned at 7:03 PM

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date

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BOARD OF ADJUSTMENT PROCEEDINGS

July 10th, 2023

Pursuant to adjournment, the Board of Adjustment met with Gabel, Simanek, Trutna, Thomas, and Curtis.

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). Trutna called the meeting to order at 6:00 P.M.

Motion by Gabel, seconded by Simanek to open the public hearing, at 6:00pm, for **Application #9753, Justin Howell and Tasha Gowin, appeal of the decision by the Saunders County Planning Commission and the Saunders County Board of Supervisors to rezone Tax Lot 1 to Industrial (Wann), 36-14-9, Marble Township.** Voting yes were Gabel, Simanek, Thomas, Curtis, and Trutna. Voting none were none. Motion carried.

Motion by Thomas, second by Gabel to close the public hearing, at 6:52pm. Voting yes were Simanek, Thomas, Curtis, Trutna, and Gabel. Voting no were none. Motion carried.

Motion by Simanek, to approve the appeal, with no second.

Motion by Thomas, second by Trutna Deny, **Application #9753, Justin Howell and Tasha Gowin, appeal of the decision by the Saunders County Planning Commission and the Saunders County Board of Supervisors to rezone Tax Lot 1 to Industrial (Wann), 36-14-9, Marble Township.** Voting yes were Thomas, Curtis, Trutna, and Gabel. Voting no was Simanek. Motion carried.

Motion by Thomas, seconded by Trutna, to Approve the June meeting minutes. Voting yes were Simanek, Trutna, Gabel, and Thomas. Curtis Abstained. 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 Simanek, seconded by Gabel, to declare meeting adjourned. Meeting adjourned at 7:07 PM.

Zoning Administrator

Date

Board of Adjustment Chair

Date

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PLANNING COMMISSION PROCEEDINGS

July 10th, 2023

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Smaus, Treadway, Curtis, and Wollen. 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 Sander called the meeting to order at 7:10 P.M.

Applicant Not Present.

Motion by Sander, seconded by Curtis to Deny, **Application #9725, Michael Steffen, replat of track 5, Woodcliff Lakes, 1-16-8, Leshara Township.** Voting yes Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 7:17 pm, for **Application # 9741, Brian Hall with CEI Properties, Replat of lots 121 and 122, Lake Allure First Addition, 7-13-10, Clear Creek Township.** Voting yes Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Curtis to close the public hearing, at 7:21 pm. Voting yes were Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Smaus, to Approve, **Application # 9741, Brian Hall with CEI Properties, Replat of lots 121 and 122, Lake Allure First Addition, 7-13-10, Clear Creek Township.** Voting yes were Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna to open the public hearing, at 7:23 pm, for **Application #9745, James Thompson, zone change from Agriculture to Residential Estates, 6-14-9, Wahoo Township.** Voting yes were Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to close the public hearing, at 7:41 pm. Voting yes were Trutna, Sander, Curtis, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Wollen seconded by Sander, to Deny, due to regulations not being met for the residential estates districts. **Application #9745, James Thompson, zone change from Agriculture to Residential Estates, 6-14-9, Wahoo Township.** Voting yes were Trutna, Sander, Smaus, Wollen, Curtis, and Treadway. Voting no were none. Motion carried.

The Planning Commission has accepted the restructuring of terms. They requested the terms be randomly selected, this will be witnessed by an employee from the clerk's office.

Motion by Smaus, seconded by Trutna to approve, the annual review, **Master Permit #9526, by Dennie Phelps - Commercial equestrian center and associated stables.** Voting yes were Treadway, Smaus, Trutna, Sander, Curtis and Wollen. Motion carried

Motion by Trutna, seconded by Smaus, to Approve the June meeting minutes. Voting yes were Treadway, Smaus, Trutna, Sander, Wollen, and Curtis. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (8/7/23, 9/11/23, 10/2/23)

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

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date

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PLANNING COMMISSION PROCEEDINGS

August 7th, 2023

Pursuant to adjournment, the Planning Commission met with Mayer, Smaus, Trutna, Sander, and Wollen. Curtis and Treadway 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 Chairperson 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). Chairperson Sander called the meeting to order at 7:00P.M.

Motion by Trutna, seconded by Smaus to open the public hearing, at 7:01 pm, **Application #9765, Tony Lierman, conditional use permit for storage building rental, 2-14-7, Stocking Township.** Voting yes were Mayer, Smaus, Trutna, Sander, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 7:10 pm. Voting yes were Mayer, Smaus, Trutna, Sander, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to Approve and be placed on annual review, **Application #9765, Tony Lierman, conditional use permit for storage building rental, 2-14-7, Stocking Township.** Voting yes Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 7:13 pm, for **Application #9766, Terri Kucera, Preliminary Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township.** Voting yes Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to close the public hearing, at 7:20 pm. Voting yes were Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Smaus, to Approve, **Application #9766, Terri Kucera, Preliminary Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township.** Voting yes were Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Mayer to open the public hearing, at 7:21 pm, for **Application #9767, Terri Kucera, Final Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township.** Voting yes were Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander to close the public hearing, at 7:22 pm. Voting yes were Trutna, Sander, Smaus, Mayer and Wollen. Voting no were none. Motion carried.

Motion by Trutna seconded by Wollen, to Approve, for **Application #9767, Terri Kucera, Final Plat for Kucera's Country Estates Subdivision, 4-12-9, Ashland Rural Township. Voting** yes were Trutna, Sander, Smaus, Wollen, and Mayer. Voting no were none. Motion carried.

Motion by Sanders, seconded by Smaus to Tabel, the annual review **Master Permit #8194: Deb Daue, Dog Kennel.** Voting yes were Trutna, Sander, Wollen, Smaus, and Mayer. Voting were none. Motion carried.

Motion by Sander, seconded by Smaus, to Approve the July meeting minutes. Voting yes were Mayer, Smaus, Trutna, Sander, Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (9/11/23, 10/2/23, 11/6/23)

Motion by Trutna, seconded by Wollen, to declare the meeting adjourned. Meeting adjourned at 7:26 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

October 2, 2023

Pursuant to adjournment, the Planning Commission met with Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. 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 Chairperson 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Trutna, seconded by Curtis to open the public hearing, at 6:31 pm. **Application #9796, Timothy Gesell, Replat of lots 6 and 7 hidden timbers, 34-17-8, Pohocco Township.** Voting yes were Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Treadway to close the public hearing, at 6:34 pm. Voting yes were Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Smaus, to Approve, **Application #9796, Timothy Gesell, Replat of lots 6 and 7 hidden timbers, 34-17-8, Pohocco Township.** Voting yes Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen to open the public hearing, at 6:35 pm, for **Application #9802, John & Nancy McDaniel, bring fill to Flood plain, 1-13-9, Clear Creek Township.**

Voting yes Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna to close the public hearing, at 6:42 pm. Voting yes were Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis seconded by Trutna, to Approve, **Application #9802, John & Nancy McDaniel, bring fill to Flood plain, 1-13-9, Clear Creek Township.** Voting yes were Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna to open the public hearing, at 6:42 pm, **Application #9804, Dave Starns, Amendment to Saunders County zoning regulations article 6, Sec 6.02.03, add agricultural implement repair.** Voting yes were Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna to close the public hearing, at 7:08 pm. Voting yes were Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis seconded by Treadway, to Approve, for **Application #9804, Dave Starns, Amendment to Saunders County zoning regulations article 6, Sec 6.02.03, add agricultural implement repair.** Voting yes were Trutna, Sander, Smaus, Curtis, and Treadway. Voting no was Wollen. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 7:14 pm, **Marvin Planning Consultants - Recommendation for proposed zoning regulations.** Voting yes were Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

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

Motion by Sander seconded by Treadway, to Table, **Marvin Planning Consultants - Recommendation for proposed zoning regulations.** Voting yes were Trutna, Sander, Smaus, Curtis, and Treadway. Voting no was Wollen. Motion carried.

Motion by Sanders, seconded by Treadway to Deny, the annual review for failure to supply documentation. **Master Permit #8194: Deb Daue, Dog Kennel.** Voting yes were Trutna, Sander, Treadway, Wollen, Smaus, and Curtis. Voting were none. Motion carried.

Motion by Curtis, seconded by Wollen to Approve, **Master Permit #6330: Doug Washburn, Commercial Dog Kennel.** Voting yes were Trutna, Sander, Treadway, Wollen, Smaus. Voting no was Curtis. Motion carried.

Motion by Wollen, seconded by Treadway to Approve, **Master Permit #8488: Kyle Kern, River Life Air Boats.** Voting yes were Trutna, Sander, Treadway, Wollen, Curtis, Smaus. Voting were none. Motion carried.

Motion by Sander, seconded by Smaus to Approve, **Master Permit #8909: Bruce Williams, Poultry CAFO.** Voting yes were Trutna, Sander, Treadway, Wollen, Curtis, Smaus. Voting were none. Motion carried.

Motion by Sander, seconded by Smaus, to Approve the August meeting minutes. Voting yes were Treadway, Curtis, Smaus, Trutna, Sander, Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (11/6/23, 12/4/23, 1/8/24)

Motion by Smaus, seconded by Trutna, to declare the meeting adjourned. Meeting adjourned at 8:44 PM

Zoning Administrator

Date

Planning Commission Chair

Date

PLANNING AND ZONING DEPARTMENT

Mitch Polacek
Zoning Administrator
Mpolacek@saunderscounty.ne.gov

SAUNDERS COUNTY COURTHOUSE
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PLANNING COMMISSION PROCEEDINGS

November 6th, 2023

Pursuant to adjournment, the Planning Commission met with Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen.

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 Chairperson 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm. **Application #9822, Bernard McNeil, Replat of lot 98 & 99 Big Sandy Development, 6-13-10, Clear Creek Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna to close the public hearing, at 6:34 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Smaus, to Approve **Application #9822, Bernard McNeil, Replat of lot 98 & 99 Big Sandy Development, 6-13-10, Clear Creek Township.** Voting yes were Mayer, Trutna, Sander, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Treadway to open the public hearing, at 6:36 pm, for **Application #9823, by Melisa Konecky, dairy product & produce sales, 12-14-6, Chapman Township.** Voting yes Trutna, Sander, Mayer, Smaus, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Mayer to close the public hearing, at 6:44 pm. Voting yes were Trutna, Sander, Smaus, Curtis, Mayer, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Treadway, to Approve **Application #9823, by Melisa Konecky, dairy product & produce sales, 12-14-6, Chapman Township.** Voting yes were Trutna, Sander, Mayer, Curtis, Treadway, and Wollen. Smaus abstained. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis to Approve, **Master Permit #7130: LPSNRD, Camp Ashland fuse plug embankment.** Voting yes were Trutna, Sander, Treadway, Wollen, Smaus, Mayer, and Curtis. Motion carried.

Motion by Wollen, seconded by Smaus, to Approve the October meeting minutes. Voting yes were Treadway, Curtis, Smaus, Mayer, Trutna, Sander, and Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (12/4/23, 1/8/24, 2/5/24)

Sander declared the meeting adjourned. Meeting adjourned at 7:11 PM

Zoning Administrator

Date

Planning Commission Chair

Date