



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS September 12, 2016

Pursuant to adjournment, the Planning Commission met with N. Nelson, Rezac, Trutna, McEvoy, Starns, and E. Nelson. Member Proskovec was absent. N. Nelson took position as Chairman.

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.

Public hearing was held regarding application #8222 by Western Sand and Gravel, for the addition of approximately 2000 linear feet of railroad track on the west side of recently built track, 24-13-9, Clear Creek Township.

TJ Highland and Dave Brakenhoff stated their purpose of adding the railroad track. No members of the public spoke in opposition.

Motion to **Approve**, application #8222 by Starns, seconded by McEvoy. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Members of the Planning Commission stated that it was unclear where the road is located in comparison to the proposed property line. George Borreson added that there must be at least 50' provided for the right of way. The item was tabled until the location of the road can be determined.

Motion to **Table**, application #8226 by McEvoy, seconded by E. Nelson. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8227 by Steve Farnsworth, replat of Lot S-1189, Lake Ski-Di, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Mr. Farnsworth intends to build a garage using part of a vacant lot that he has maintained for 26 years. He has stated that the proposed property line is approximately 50 yards from the nearest road.

Motion to **Approve** application #8227 by McEvoy, seconded by Trutna. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, Starns, and E. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding application #8228 by Michael Steffen, replat of Tract 5, second replat, Woodcliff Subdivision, 35-17-8, and Sections 1&2-16-8, Pohocco Township.

Mr. Steffen stated that the southeast part of the parcel is on "common ground," and the building has been there since 1982. He indicated that he wanted to get the building completely on his property to avoid potential issues if he decides to sell the property in the future. Member Starns stated that the building will not be moved regardless of where the proposed property line is placed. Member McEvoy requested the surveyor locate utilities and locate the center of the road on a more detailed survey.

Motion to **Table** application #8228 by McEvoy, seconded by Rezac. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, and E. Nelson. Voting no: Starns. Motion carried.

Public hearing on the tabled Item from June 6th meeting: Application #8159 by Pat Poehling, to place RV in floodway, Section 1-16-8, Pohocco Township.

Mr. Poehling was not in attendance. Member McEvoy motioned to deny the application due to the applicant not meeting any of the requested conditions stated in the initial hearing.

Motion to **Deny** application #8159 by McEvoy, seconded by Starns. Voting yes: Rezac, McEvoy, N. Nelson, Trutna, and E. Nelson, Starns. Voting no: none. Motion carried.

Motion by McEvoy, seconded by E. Nelson to **approve** the annual review for:
MP#6331 Doug Washburn – Commercial Dog Kennel
Voting yes: N. Nelson, Trutna, Rezac, E. Nelson and McEvoy. Voting no: Starns. Motion carried.

Motion by McEvoy, seconded by E. Nelson to **approve, on condition**, the annual review for:
MP#2350 Jeff Ferrin – Outdoor Motor Sports Complex
There was discussion whether the Motor Sports was still operational. In previous years, the Planning Commission requested documentation of liability insurance, rescue squad working arrangement, restroom facility contract, and a garbage disposal contract. The only document received this year was the liability insurance. The application is approved on the condition that all previously listed documents are submitted.

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

Motion by McEvoy, seconded by Starns to **approve** the minutes of August 1st meeting.
Voting yes: N. Nelson, Rezac, and McEvoy, Starns and E. Nelson. Voting no: None. Abstained: Trutna. Motion carried.
The Planning Commission reviewed future meeting dates: (10/3/16, 11/7/16, 12/5/16)

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 Rezac, to declare meeting adjourned. Voting yes: E. Nelson, Rezac, N. Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:02 PM.