



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

October 3rd, 2016

Pursuant to adjournment, the Planning Commission met with Rezac, Trutna, Prokovec, McEvoy, Starns, and N. Nelson. Member E. Nelson was absent.

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

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

Public hearing was held regarding tabled Item from August 1st meeting: Application #8201 by Todd Rannals for dike repair on Platte River, Section 36-15-9, Union Township, Section 1-14-9, Marble Township.

Mr. Rannals was present with Mr. Brucknur and Mr. Dreesson. Mr. Brucknur stated that the no rise has been achieved due to Mr. Dreesson's work, and that no further information is required. He also stated that Mr. Rannals has been fully cooperative, because he did get the no rise certificate and the 404, upon request from the Planning Commission. The Planning Commission mentioned the discrepancy between Mr. Dreesson's findings and Katie Ringland's (NeDNR) findings on the no rise. The item was tabled for 30 days, until the discrepancy can be clarified with Katie Ringland.

Motion to **Table** application #8201, by McEvoy, seconded by Starns. Voting yes: Starns, McEvoy, Proskovec, Trutna, Rezac, N. Nelson. Voting no: None. Motion carried.

Public hearing was held regarding tabled item from September 12th meeting: Application #8226 by Anton Bromm, replat of Lot T-37, Lake Tirawa, Woodcliff Subdivision, 1-16-8, Pohocco Township.

Kurt Bromm spoke on behalf of Anton Bromm, stating that the purpose of the replat was for parking and a garage. Member N. Nelson was concerned about the replat taking an area of land out of the middle of the road. Item was tabled until the location of utilities can be determined.

Motion to **Table** application #8226, by N. Nelson, seconded by McEvoy. Voting yes: N. Nelson, McEvoy, Proskovec, Trutna, and Rezac. Voting no: Starns. Motion carried.

Public hearing was held regarding tabled item from September 12th meeting: 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 provided pictures with utilities marked, as requested during the September 12th meeting. The application was approved on the condition that Mr. Steffen allows easements for future use, including utilities.

Motion to **Approve, with condition**, application #8228, by McEvoy, seconded by Starns. Voting yes: Proskovec, Trutna, Starns, McEvoy, N. Nelson and Rezac. Voting no: None. Motion carried.

Public hearing was held for application SD97 by Lezlie and Dennis Thomas on behalf of Thomas Lakes, to replat lots 67 & 68, Thomas Lakes, Clear Creek Township.

Lezlie Thomas stated that the proposed replat was to accommodate a garden for the tenant of one of the lots, and to make both lots more rectangular. The other lot was vacant.

Motion to **Approve** application #SD97, by Starns, seconded by McEvoy. Voting yes: Rezac, Starns, Trutna, McEvoy, Proskovec, and N. Nelson. Voting no: None. Motion carried.

Public hearing was held for application SD98 by Thomas Dredging for approval of final plat at Lake Allure, Lots 58-145 and Outlots B and C, Lake Allure, Clear Creek Township.

The application was approved on the condition that the drainage pipe is maintained and is constantly flowing. This condition is to be made part of the plat or the subdivision agreement.

Motion to **Approve, on condition**, application SD98, by McEvoy, seconded by Starns. Voting yes: McEvoy, Proskovec, N. Nelson, Trutna, Rezac, and Starns. Voting no: none. Motion carried.

Public hearing was held for application #8242 by Eugenia Kunkle to split 80 acres into 5 parcels; one of approximately 50+ acres, the house on approximately 15 acres and 3 splits of at least 3 acres, 34-13-7, Richland Township.

There was no party present for this application. George Borreson stated that when largest parcel is sold, the potential buyer will be informed that this parcel cannot be split any further.

Motion to **Approve**, application 8242, by Starns, seconded by McEvoy. Voting yes: Starns, McEvoy, Proskovec, N. Nelson, Trutna, Rezac. Voting no: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson to **approve** the annual review for:
MP#8010 Christopher Kems – Sale of Firearms

It was recommended by McEvoy to remove the requirement to reapply for an annual review each year.

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

Member Proskovec noticed his name was included in last month’s minutes. He was not present at last month’s meeting.

Motion by McEvoy, seconded by Starns to **approve, with amendment**, the minutes of September 12th meeting. Voting yes: Proskovec, N. Nelson, Rezac, and McEvoy, Starns and Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (11/7/16, 12/5/16, 1/9/17)

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. Voting yes: Proskovec, Rezac, N. Nelson, McEvoy, Trutna, and Starns. Voting no: None. Motion carried. Meeting adjourned at 9:47 PM.

Zoning Administrator _____ Date _____ Planning Commission Chair _____ Date _____