



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 7th, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, Starns, McEvoy, E. Nelson, and Proskovec. Member Rezac 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 July 10th Meeting: Application #8426, by Doug Simonson, on behalf of Valley View Limited Partnerships, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 34-17-8, Pohocco Township.

Mr. Simonson stated that he plans to construct one building (possibly more in the future), consisting of 10-12 apartments, approximately 8,000 square feet in size. This application was met with great opposition. Numerous neighbors of the proposed building site spoke in opposition. Topics discussed were flooding (due to added fill to bring building site above BFE), feasibility of the septic system given the location, and increased traffic. The Planning Commission has requested that the applicant provides a plan for water/sewer, and a diagram showing property lines, entry from the county road, and parking.

Motion to **Table**, by McEvoy, seconded by N. Nelson. Voting Yes: Proskovec, McEvoy, Starns, E. Nelson, Trutna, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application #8442, by Paul Sendgraff, for a change of zone, from Transitional Agricultural (TA-1) to Residential District (R-1), 3-16-8, Pohocco Township.

Mr. Sendgraff intends to split his 10 acre parcel into 2-3 lots. The application was met with opposition from a few neighbors, regarding traffic increase and more housing in the neighborhood.

Motion to **Approve**, by N. Nelson, seconded by Starns. Voting Yes: McEvoy, Proskovec, Starns, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held Application #8463, by Lonnie Mahrt, for installation of a river bank stabilization project at Woodcliff Lakes, 1-16-8, Pohocco Township.

Motion to **Approve**, by McEvoy, seconded by N. Nelson. Voting Yes: Starns, McEvoy, Proskovec, Trutna, E. Nelson, and N. Nelson. Voting No: none. Motion carried.

Public hearing was held regarding Application #8465, by Mark Timm, two splits in Ag District, 33-14-8, Wahoo Township.

Mr. Timm has requested to split off two 15 acres parcels for future residences. The application was met with opposition from a few neighbors with concerns of noise and their proximity to future neighbors.

Motion to **Approve**, by Starns, seconded by McEvoy. Voting Yes: McEvoy, Starns, Proskovec, E. Nelson, N. Nelson and Trutna. Voting No: none. Motion carried.

Motion by McEvoy, seconded by N. Nelson, to **Approve** the annual review MP#8194 Deb Dael – Continue operation of dog kennel.

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

Motion by McEvoy, seconded by Trutna, to **Approve**, the minutes of July 10th meeting.
Voting yes: E. Nelson, Starns, Proskovec, McEvoy, and Trutna. Abstain: N. Nelson Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (9/11/17, 10/2/17, 11/6/17)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Voting yes: McEvoy, E. Nelson, Trutna, N. Nelson, and Prokovec, Starns. Voting no: None. Motion carried. Meeting adjourned at 9:32 PM.

Zoning Administrator	Date	Planning Commission Chair	Date
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