



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS November 6th, 2017

Pursuant to adjournment, the Planning Commission met with N. Nelson, Trutna, McEvoy, and Rezac. Members Proskovec, Starns, and E. Nelson 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). In Chairman Proskovec's absence, Member N. Nelson 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 provided a letter from Marc Rosso, of JEO Consulting Group. The letter stated that the proposed building site of the apartment complex is above the floodplain, has suitable clearance from surrounding wells and septic systems, and adequate clearance between a septic treatment system and groundwater.

Approximately 8 members of the public spoke in opposition to the application. The concerns varied from increased traffic, ground water and river pollution, and decreased property values.

Members N. Nelson and McEvoy were concerned with the actual level of the ground water elevation, as Mr. Rosso's source was Google Earth, and not actually tested. Nelson also stated that Residential (R-1) was not compatible with the current zone.

Motion to **Deny**, by McEvoy, seconded by Trutna. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.


Public hearing was held regarding application #8524, by James Isaacson, split off approximately 8 acres in Ag District for a home building site, 36-14-5, Newman Township.

Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.


Public hearing was held regarding application #8518, by Gery Benes, for change of zone from Transitional Agricultural (TA-1) to Agricultural (A-1), 19-13-5, Oak Creek Township.

Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Nelson, Trutna, McEvoy, Rezac. Voting No: None. Motion carried.

A public hearing was held for application #8519, by Steven Brase, split two 10 acre parcels for home building sites, 8-15-9, Union Township.



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Motion to **Approve**, by McEvoy, seconded by Trutna. Voting Yes: Trutna, Rezac, Nelson, and McEvoy. Voting No: None. Motion carried.

Public hearing was held for application SD 108, by West Limited LLC, final plat for a subdivision to be known as Hidden Timbers, 34-17-8, Pohocco Township.

Motion to **Approve**, by Trutna, seconded by McEvoy. Voting Yes: Nelson, Trutna, Rezac, and McEvoy. Voting No: None. Motion carried.

Public hearing was held for application SD 109, by West Limited LLC, final plat for a subdivision to be known as Hidden Homestead, 34-17-8, Pohocco Township.

Motion to **Approve**, by McEvoy, seconded by Rezac. Voting Yes: Trutna, McEvoy, Rezac, and Nelson.

Motion to **Approve** both annual reviews, MP#7109, Brian Reid, Store/Sell fertilizer, and MP#7130 LPS NRD, Camp Ashland fuse plug embankment, by Mcevoy, seconded by Trutna. Voting Yes: McEvoy, Nelson, Trutna, and Rezac. Voting No: None. Motion carried.

Motion by Trutna, seconded by Rezac, to **approve**, the minutes of October 2nd meeting. Voting yes: Nelson, Rezac, and Trutna. Abstained: McEvoy. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (12/4/17, 1/8/18 2/5/18)

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 Trutna, to declare meeting adjourned. Meeting adjourned at 9:11 PM.

Zoning Administrator

Date

Planning Commission Chair

Date