

Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 8, 2018

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

A public hearing was held for Application #8567, by Timothy Vaughan, for construction of a pond, 14-13-9, Clear Creek Township.

Mr. Vaughan explained numerous diagrams and pictures that were provided to the Planning and Zoning members. Mr. Loftus, whom was affected by the ground moved by Mr. Vaughan, provided an Engineering Analysis, from Robert Kalinski, of RDG Geoscience & Engineering Inc. The analysis stated that it appeared that nearly two feet of fill was placed in the area based on surrounding topography. In addition, he stated that the placement of soil fill “would likely result in a significant diversion of flood waters to your (Mr. Loftus) property and an increase in the base flood elevation.”

The Planning Commission recommended that Mr. Vaughan restores all dirt work to its original condition and location by April 1st.

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

A public hearing was held for Application #8568, by Matt Treadway, for seed and chemical operation, 8-12-9, Ashland Township.

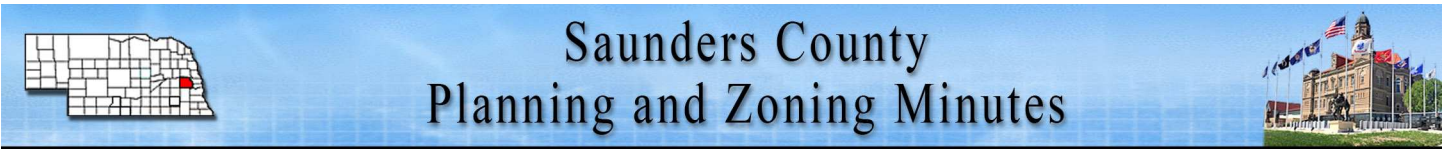
Motion to Approve, by McEvoy, seconded by Nelson. Voting Yes: Nelson, Proskovec, Trutna, Rezac, and McEvoy. Voting No: None. Abstained: Starns. Motion carried.

A public hearing was held for Application #8569, by Gery & Chris Benes, for poultry feeding operation, 19-13-5, Oak Creek Township.

Janece Mollhoff voiced her concerns about high levels of nitrogen in ground water due to large CAFOs. Andy Scholting of Nutrient Advisors, assured the Planning Commission that the proposed operation is sufficient distance away from any water sources to cause any contamination.

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

A public hearing was held for Application SD 111, by Nathan Custom Homes, replat of Lot 187 and Lot 188, Sandy Pointe Lake, 24-13-9, Clear Creek Township.



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

A public hearing was held for Application SD 112, by James Ryan, replat of Lot 12 and 13, Hidden Cove Subdivision, 18-17-6, Morse Bluff Township.

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

Motion by Starns, seconded by McEvoy, to **approve** all three annual reviews by Larry Dolezal/Dolezal Sand & Gravel. Voting Yes: Starns, McEvoy, Nelson, Proskovec, Trutna, and Rezac.

Motion by Nelson, seconded by Trutna, to **approve**, the minutes of December 4th meeting.
Voting yes: Nelson, Rezac, Proskovec, and Trutna. Abstained: Starns and McEvoy. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/5/18, 3/5/18, 4/2/18)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Meeting adjourned at 9:18 PM.

Zoning Administrator

Date

Planning Commission Chair

Date