



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 6, 2018

Pursuant to adjournment, the Planning Commission met with Starns, Proskovec, N. Nelson, and Rezac. Members E. Nelson, McEvoy, and Trutna 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). Chairman Proskovec called the meeting to order at 7:30 P.M.

A public hearing was held for Application #8673, by Megan Johnson, to split off 3 acres for home building site in Ag District, 25-13-7, Richland Township.

This item was approved on the condition that the land owner agrees that they will lose one building privilege in this quarter section.

Motion to **Approve, on condition**, by Starns, seconded by Rezac. Voting Yes: Starns, Proskovec, Rezac, Nelson. Voting No: None. Motion carried.

A public hearing was held for Application #8676, by Gary Fehr, to impose a conservation easement, 24-15-9, Union Township.

The applicant was not present.

Motion to **Table**, by Nelson, seconded by Starns. Voting Yes: Rezac, Starns, Proskovec, Nelson. Voting No: None. Motion carried.

A public hearing was held for Application #8680, by Donny Wigle, to split off a building site in Ag District, 33-13-9, Clear Creek Township.

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

A public hearing was held for Application #8681, by Randal Christiansen, zone change from Ag to Residential Estates, 2-14-9, Marble Township.

Mr. Christiansen is requesting a change of zone due to the max density of one house per twenty acres being met in the quarter section that he lives. When he purchased the property, he was believed that he was able to build another residence, on this same parcel, due to it being 24 acres. He wants to build a second house on this parcel for a family member.

The Planning Commission discussed changing the zone on Mr. Christiansen's property, and then discussed changing the zone of the entire quarter section.



Gisele Olney, a neighbor, stated that a zone change would increase traffic and not be safe. She stated that the bridge on County Road L is in poor condition, and could not sustain heavy traffic. She also had concerns about the safety of the railroad tracks, to the west of Mr. Christiansen’s property.

The Planning Commission agreed that the best course of action would be to attempt to have the property owner to the Southwest sign a document giving one of their building privileges to Mr. Christiansen, as they were not in agreement regarding a zone change.

Motion to **Table**, by Nelson, seconded by Starns. Voting Yes: Rezac, Nelson, Proskovec, Starns. Voting No: None. Motion carried.

Motion by Starns, seconded by Rezac, to **approve** the following annual review:
MP#8194 – Deb Dauel – Dog Kennel
Voting Yes: Proskovec, Nelson, Starns, and Rezac. Voting No: None. Motion carried.

Motion by Nelson, seconded by Starns, to **approve**, the minutes of July 2nd meeting.
Voting yes: Rezac, Proskovec, Nelson, and Starns. Voting no: None. Motion carried.

During open discussion, Beth Simon spoke regarding putting another residence on her property. She currently owns 3.39 acres. Zoning regulations require at least 3 acres for a single family dwelling. Her family trust owns about 153 acres adjacent to her property. She was advised to apply for a conditional permit to split off a minimum of 3 acres (of the 153 acres).

Norm Nelson presented a document with regulations regarding batch plants. These regulations addressed maximum distance to work site, maximum work hours per day, minimum distance from residences, etc. The zoning office will consult other counties to see what regulations they have in place.

The Planning Commission reviewed future meeting dates: (9/10/18, 10/1/18, 11/5/18)

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 Nelson, seconded by Rezac, to declare meeting adjourned. Meeting adjourned at 8:37 PM.

Zoning Administrator

Date

Planning Commission Chair

Date