



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 7, 2019

Pursuant to adjournment, the Planning Commission met with E. Nelson, Starns, McEvoy, 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 Tabled item from October 1st meeting: Application #8731, by Bruce Rogers, change of zone, Transitional Agricultural to Residential Estates, 4-12-9, Ashland Township.

The zone change was requested to allow the possibility for the applicant to split 35.6 acres into six lots. The current zone, Transitional Agricultural, would only allow 1 split.

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

A public hearing was held for Tabled item from December 3rd meeting: Application #8781, by Chad Palensky, split in agricultural district for single family dwelling, 13-14-6, Chapman Township.

The applicant was absent again. The Planning Commission stated that this would be the last time the application would be tabled.

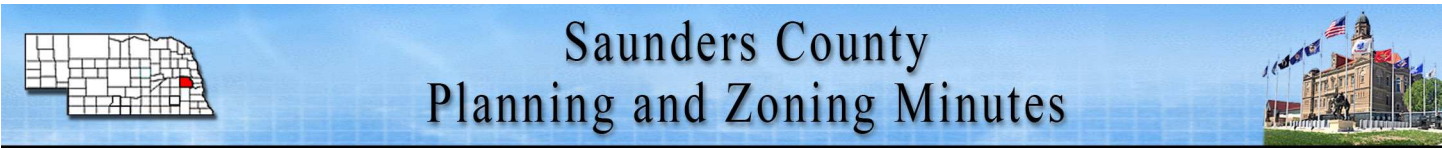
Motion to **Table**, by Trutna, seconded by Starns. Voting Yes: Proskovec, Trutna, Rezac, Nelson, Starns. Voting No: McEvoy. Motion carried.

A public hearing was held for Application #8798, by Jordan Larsen, to split two 3 acre parcels in agricultural district, 17-14-8, Wahoo Township.

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

A public hearing was held for an item requested by the Planning Commission: Amend Zoning Regulations:

- A. Amend 6.01.02 Agricultural District: Permitted Principal Uses and Structures #9a to read “the location contains a minimum of 3 acres on the site.”
- B. Add to 6.01.02 #9: i. The ratio of the lot depth width shall not exceed 4 to 1.
- C. Remove from 6.01.03 Conditional Uses: #1 a-m.
- D. Section 6.01.05 Minimum Lot and Yard and Maximum Height Requirements (chart): remove line 1.



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

Motion by McEvoy, seconded by Starns, to **approve**, the following annual reviews:

- MP#1718 Dolezal Sand & Gravel – Gravel Pumping Operation
- MP#2704 Larry Dolezal – Gravel Dredging
- MP#6990 Larry Dolezal – Sand & Gravel Operation at Wolf Lakes

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

Motion by Starns, seconded by McEvoy, to **approve**, the minutes of the December 3rd meeting.

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

The Planning Commission reviewed future meeting dates: (2/4/19, 3/4/19, 4/1/19)

In open discussion, the Planning Commission members discussed the transfer process of Conditional permits. Zoning Administrator George Borreson stated that conditional permits are non-transferrable. There was also discussion regarding a proposed parcel split in the TA district, of a potential wedding reception facility. This split would violate zoning regulations for density if this were a single family dwelling, as the parcel is 15.77 acres, and there is already a single family dwelling on the parcel.

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. Meeting adjourned at 8:15 PM.

Zoning Administrator

Date

Planning Commission Chair

Date