



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

February 4, 2019

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

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.

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

A public hearing was held for Application #8808, by Dan Sanderson, on behalf of Mark Kanouff, agricultural zone split for single family dwelling, 11-13-7, Richland Township.

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

A public hearing was held for an application by the Zoning Administrator, to update Zoning Regulations.

Add to 6.01.05 and 6.02.05, below the table:

5. A transfer of a right to build a single family dwelling is permitted, from one adjacent land owner to another if the following criteria is met:
- Both the transferor and transferee's property must be in the same quarter section, or abutting properties in the same section.
 - Both properties must be in Saunders County Zoning jurisdiction.
 - The transferor must have at least 20 acres where the maximum density for single family dwellings has not been met.
 - A document must be signed by both parties, acknowledging that the transferor is giving his right to build a single family dwelling to the transferee.

The Planning Commission recommended approval on the condition that some of the verbiage be removed, so that the first bullet point reads "*Both the transferor and transferee's property must be in the same section.*"

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



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

- **MP#512 – NEBCO Inc. – Gravel pumping operation**
- **MP#7548 – Western Sand & Gravel – Sand & gravel extraction operation**

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

Motion by Nelson, seconded by Starns, to **approve**, the minutes of the January 7th meeting.

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

The Planning Commission reviewed future meeting dates: (3/4/19, 4/1/19, 5/6/19)

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 Trutna, to declare meeting adjourned. Meeting adjourned at 8:02 PM.

Zoning Administrator

Date

Planning Commission Chair

Date