



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

March 4, 2019

Pursuant to adjournment, the Planning Commission met with McEvoy, Starns, Trutna, Proskovec, and Rezac. Members E. Nelson 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 Application #8821, by Neil Timmerman, to sell, store, and distribute fertilizer, seed, agricultural chemicals, and feed, 5-13-9, Clear Creek Township.

This operation is in the same location as Reid's Farmacy, permit #8117 (to sell, store, and distribute fertilizer, seed, agricultural chemicals, and feed), filed in April of 2016. Due to the same location and operation type, it was approved with the identical conditions that the original permit required:

- Annual review
- Certificate of liability insurance (and workers comp if any employees)
- Copy of permit from Department of Environmental Quality
- Copy of license from the Nebraska Department of Agriculture
- Keep traffic from the west to a minimum

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

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

*Remove 6.02.03, #15, a-j, 6.03.03, #8a, 1-10, 6.08.03, #14, a-j, 6.09.03, #28, a-j, 6.10.03, #38, a-j.*

*Add the following verbiage to Sections 6.01.03 26&27, 6.02.03 15&16, 6.03.03 8a, 6.08.03 14&15, 6.09.03 28&29, 6.10.03 38&39:*

1. Storage units, subject to the following conditions:
  - a. There shall be a minimum lot area of three (3) acres.
  - b. All storage shall be within enclosed building.
  - c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five (35) feet.
  - d. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and one travel lane 15 feet in width. All two-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent extension of vehicles beyond property lines.
  - e. All lights shall be shielded to direct light away from adjacent properties.



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- f. No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing assembly or processing of any product shall be permitted.
  - g. The owner or operator shall properly police the area for removal of trash and debris.
  - h. Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to the Planning Commission for their consideration with the conditional use permit application.
  - i. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.
2. Open Storage, subject to the following conditions:
- a. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles.
  - b. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

*Add the following to Section 1.03 Definitions:*

OPEN STORAGE shall mean the use of premises for keeping or storing licensed watercrafts, motor homes, camper trailers, and vehicles other than in a wholly enclosed building.

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

A public hearing was held for Application #8822, by Corey Pemberton, Replat 1 of Bundy's Subdivision, 15-16-8, Pohocco Township.

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

Motion by McEvoy, seconded by Starns, to **approve, and remove from annual review**, the following annual reviews:

- **MP#7354 – Virgin Island – Campground**
- **MP#2647 – Trade Well Pallet Supply – Sawmill**

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

Motion by Starns, seconded by McEvoy, to **approve**, the minutes of the February 4<sup>th</sup> meeting. Voting yes: Rezac, Proskovec, Starns, McEvoy, and Trutna. Voting no: None. Motion carried.

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

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 McEvoy, seconded by Rezac, to declare meeting adjourned. Meeting adjourned at 8:01 PM.

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Zoning Administrator

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Date

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Planning Commission Chair

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Date