



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

September 9, 2019

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

A public hearing was held for tabled item from August 5th meeting: Application #8910, by Whispering Ridge Estates LLC, zone change from TA-1 to Residential Estates, 6-15-9, Leshara Township.

Last month, the Planning Commission requested documentation regarding availability of water. The applicant supplied documentation from a study done via a fly over. A few Planning Commission members were skeptical of this type of method. Members McEvoy and E. Nelson are familiar with the area and did not agree with the amount of water that the study said was available.

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

A public hearing was held for Application #8942, by Dale & Kathleen Matter, replat of Apple Valley Subdivision, lots 1 & 2, 11-16-7, South Cedar Township.

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

Continuation of public hearing opened on August 5th, Application #8909, by Bruce Williams, to construct a large poultry confined animal feeding operation (CAFO), 33-17-6, Morse Bluff Township.

Approximately 8 members of the public spoke in favor and 15 members of the public spoke in opposition to the application.

A motion to deny the application was made, however, the motion did not pass, 4-2. Voting Yes: N. Nelson, McEvoy. Voting No: Rezac, E. Nelson, Trutna, Starns.

Motion to **Approve**, by Rezac, seconded by Starns. **with the following conditions:** Road maintenance be turned over from the township to Saunders County, a retention pond be constructed to control runoff to the neighboring property, the local fire department has access to water (in case of a fire), trees must surround the barns, and be at least 3' tall when planted, and the application be placed on annual review.

Voting Yes: Starns, E. Nelson, Trutna, Rezac. Voting No: McEvoy, N. Nelson. Motion carried.



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

- **MP#6330 Doug Washburn - Commercial Dog Kennel**
- **MP#8488 Kyle Kern – River Life Airboats**

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

Motion by Starns, seconded by E. Nelson, to **approve** the minutes of the August 5th meeting.

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

The Planning Commission reviewed future meeting dates: (10/7/19, 11/4/19, 12/2/19)

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 Starns, to declare meeting adjourned. Meeting adjourned at 10:58 PM.

Zoning Administrator

Date

Planning Commission Chair

Date