



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

January 6, 2020

Pursuant to adjournment, the Planning Commission met with Trutna, E. Nelson, McEvoy, and Starns. Members Rezac 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). Acting Chairman Starns called the meeting to order at 7:40 P.M.

A public hearing was held for Application #8905, by Daniel Jimenez (Rancho Nuevo LLC), conditional permit for equine shows, rodeos, and musical events, 31-14-10, Marble Township.

Mr. Jimenez stated that he would like to host equine shows, rodeos, and musical events. He stated that alcohol would be served on the premises, and that food would be catered by food trucks. He said events will end early in the night, to ensure that he is not cleaning up in the early hours of the night.

Ginger Stark, a neighbor, about a quarter mile away, said she is not against the application, however, she did have concerns about security, trash, road condition, and the time that the events would end. Mike Wilson, another neighbor, confirmed that the Planning Commission had the authority to put conditions on the application.

Member Starns stated that a conditional permit for an outdoor concert event was presented to the Planning Commission in the past. The permit was retrieved and was dated 3/20/2009, Permit #6820, Mike Heldt. There was some discussion regarding that permit, and the Planning Commission decided to mirror many of the conditions from that permit.

Motion to **Approve, on condition**, by McEvoy, seconded by Nelson, on the following conditions:

1. An annual certificate of liability insurance be submitted to the Zoning Office. This policy must be at least \$1,000,000.
2. A copy for portable bathrooms be submitted to the Zoning Office.
3. A copy of the Liquor License be submitted to the Zoning Office.
4. No parking on the County Roads.
5. A copy of the contract with a security company be filed in the Zoning Office.
6. Emergency medical person be on site during events.
7. Music must stop at 11:00pm.
8. Trash must be picked up along the driveway leading from the County Road to the venue.
9. The application be placed on Annual Review.

Voting Yes: Starns, McEvoy, Nelson, Trutna. Voting No: None. Motion carried.

A public hearing was held for Application #8921, by Lonnie Mahrt, to raise the road and construction of earthen berm to provide Woodcliff Lakes with protection from Platte River flood events, 1-16-8, Pohocco Township.

The applicant was absent from the public hearing.

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

A public hearing was held for Application #8922, by Todd Gaver, single family dwelling in historical sites district (H-1), 22-17-7, North Cedar Township.

Mr. Zicafoose, the property owner and potential resident of the dwelling, stated that the proposed location of the house is situated in the designated farmstead area, according to the Conservation and Preservation Easement. The easement states that structures are permitted to be constructed in this area.

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

Motion by McEvoy, seconded by Trutna, to **approve**, the minutes of the December 2, 2019 meeting. Voting yes: Starns, McEvoy, Nelson, Trutna. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/3/20, 3/2/20, 4/6/20)

During open discussion, Keith Smith stated that Kevin Indra has been hauling soil from his (Indra's) property on County Road 9. He said that between 10-30 trucks run by his home each day, resulting in large amounts of dust. There were approximately 5 members of the public present, agreeing with Mr. Smith. One of the members of the public submitted some pictures to the Planning Commission members.

Member McEvoy stated that this project appears to be a borrow site, not leveling off for a single family dwelling, as the original permit, issued by the Planning Commission, was for.

He suggested that Mr. Smith get in contact with the Saunders County Board, to resolve the situation.

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 Nelson, to declare meeting adjourned. Meeting adjourned at 8:31 PM.

Zoning Administrator

Date

Planning Commission Chair

Date