



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

February 3, 2020

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

Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 7:31pm, 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. Voting Yes: Mayer, Rezac, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Member McEvoy questioned the positioning of the soil, along the river, prior to approval on this permit. The JEO representative, Jake Miriovsky, stated that this placement of soil was a precautionary measure to protect Woodcliff Lakes from a potential flooding event, prior to the completion of the berm.

Motion by Starns, Seconded by Nelson, to close the public hearing, at 7:51pm. Voting Yes: Rezac, Trutna, Nelson, Starns, McEvoy, and Mayer. Voting No: None. Motion carried.

Motion to **Approve**, 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., **on the following conditions**, by McEvoy, seconded by Trutna:

1. A silt fence be added to prevent runoff (on the riverside)
2. The berm is certified to the correct height, via an elevation certificate

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

Motion by McEvoy, Seconded by Trutna, to open the public hearing, at 7:56pm, for Application #8930, by Bill Peck, for a wedding venue/reception hall, Section 10-16-8, Pohocco Township.

Motion by McEvoy, Seconded by Starns, to close the public hearing, at 8:06pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Rezac, Trutna. Voting No: None. Motion carried.

Motion to **Approve, Application #8930**, by Bill Peck, for a wedding venue/reception hall, Section 10-16-8, Pohocco Township, **on the following conditions**, by McEvoy, seconded by Nelson:

1. \$1,000,000 insurance policy must be submitted to the Zoning office on an annual basis.
2. 30% parking stall per capacity be maintained. Mr. Peck stated that the facility would hold under 300 guests, so 90 parking stalls will be required.

Voting Yes: Nelson, Starns, McEvoy, Mayer, Rezac, Trutna. Voting No: None. Motion carried.
Motion by McEvoy, seconded by Starns, to **approve, and remove from annual review**, the following annual reviews:

- MP#1718 Dolezal Sand & Gravel – Gravel pumping operation
- MP#2704 Larry Dolezal – Gravel dredging
- MP#6990 Larry Dolezal – Sand & Gravel at Wolf’s Lakes
- MP#512 – NEBCO Inc. – Gravel pumping operation
- MP#7548 – Western Sand & Gravel – Sand & gravel extraction operation

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

Motion by Trutna, seconded by Nelson, to **approve**, the minutes of the January 6th meeting.
Voting yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting no: None. Abstained: Rezac. Motion carried.

The Planning Commission reviewed future meeting dates: (3/2/20, 4/6/20, 5/4/20)

During open discussion, Kevin Indra addressed his activity regarding application #8581, which was to level out a parcel of land for a home building site. He stated that he is leveling out the ground to build a pole shed, barn, and house. Member McEvoy stated that the activity appears to be a borrow pit. Mr. Indra stated that he is operating within the parameters of the permit. McEvoy stated that the permit is not for removing dirt from the premises, but to level out the land. The Zoning Administrator, George Borreson, stated that a permit is not needed to move soil within a parcel, as this parcel is not located in the floodplain or floodway. Mitch Polacek, the Saunders County Zoning Office Manager, stated that although the permit does not state that he would be removing soil from the premises, this was very clear from what Mr. Indra had stated during the hearing for the application. This is indicated by one of the permit’s conditions that Mr. Indra had to repair the road, if it was damaged from transporting the soil.

The neighbors of the property, Keith Smith and Steve Hanson spoke regarding the application. They both stated that the dust is unbearable.

There were discussions whether the permit could be voided by the Saunders County Board, as some members of the Planning Commission believed that Mr. Indra was doing more than leveling out the land for a building site. One solution suggested was that Mr. Indra could pay to oil the road to decrease the dust, which was the complaint regarding the application.

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 9:05pm.

Zoning Administrator	Date	Planning Commission Chair	Date
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