



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**March 2, 2020**

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

Motion by McEvoy, Seconded by Starns, to open the public hearing, at 7:31pm, for Application #8944, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Arthur Lamprecht was not present for the hearing. Chad Lamprecht, his son, spoke on his behalf. Mr. Lamprecht stated that the campsite would be used by people looking to stay somewhere for “extended periods of time.” He then stated numerous regulations that would have to be followed by the people living on site.

Member McEvoy stated that the application did not match what the applicant was presenting. The application stated that the applicant wanted to “put in a hook-up for my camper and my buddies campers; 6 of them.” McEvoy instructed Mr. Lamprecht to submit an updated application that accurately describes the operation, and suggested to table the application.

Approximately 5 members of the public spoke in opposition of the application. The Planning Commission urged them to speak at the next hearing, as this application was being tabled.

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

Motion to **Table, Application #8944**, by Arthur Lamprecht, construct a 6 campsite campground, with sewer access, 26-14-7, Stocking Township, by McEvoy, seconded by Starns.

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

Motion by Starns, Seconded by Nelson, to open the public hearing, at 8:09pm, for Application #8947, by David Nienaber, to amend zoning regulation text to allow gyms and workout facilities to be a conditional use in Lakeside Residential Zone (R-L), 25-13-9, Clear Creek Township. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None.

Mr. Nienaber stated that there was interest by residents of the Sandy Pointe Lake community, regarding a gym within the subdivision. He stated that the proposed gym would be located inside of a future storage building. It would be only for residents of the Sandy Pointe Lake community, and would require a key fob for entry.



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Motion by McEvoy, Seconded by Starns, to close the public hearing, at 8:16pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion to **Approve, Application #8947**, by David Nienaber, to amend zoning regulation text to allow gyms and workout facilities to be a conditional use in Lakeside Residential Zone (R-L), 25-13-9, Clear Creek Township, by Starns, seconded by Nelson. Voting Yes: Starns, McEvoy, Mayer, Trutna, Nelson. Voting No: None. Motion carried.

Motion by Starns, Seconded by McEvoy, to open the public hearing, at 8:19pm, for Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township. Voting Yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting No: None. Motion carried.

The Planning Commission members stated that the preliminary plat was missing many of the requirements, outlined in the Saunders County Zoning regulations. The Planning Commission informed the applicant to return with a new preliminary plat, with the following added to it: a way to extinguish fire, drainage plan (in the south east corner; no increased water draining over what there is now), connect Freedom Ridge to Patriot Lane, the road paved to lot 29, public water and well plan, and a letter from the state regarding no requirement for a turning lane, and any additional driveways to lots on east half of the quarter section.

5 members of the public spoke in opposition of the application. A some of their concerns were as follows: a fence to keep trespassers of neighboring property, septic running downhill in to water and lake, dogs running loose, guns firing, and water runoff.

Motion by Starns, Seconded by McEvoy, to close the public hearing, at 9:44pm. Voting Yes: Mayer, Trutna, Nelson, Starns, McEvoy. Voting No: None. Motion carried.

Motion to **Table, Application SD #120**, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township, by Starns, seconded by McEvoy. Voting Yes: Trutna, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion by Nelson, Seconded by Starns, to open the public hearing, at 10:01pm, for an Update the Saunders County Zoning Map to reflect accurate Transitional Agricultural Zone on County Road 21, south of County Road A, to Saunders County Border, Sections 34, 35, 36, Township 13 Range 6, Richland Township. Voting Yes: McEvoy, Mayer, Trutna, Nelson, Starns. Voting No: None. Motion carried.

Motion by Nelson, seconded by Starns to close the public hearing at 10:01pm. Voting Yes: Nelson, Starns, McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to **Approve**, an Update the Saunders County Zoning Map to reflect accurate Transitional Agricultural Zone on County Road 21, south of County Road A, to Saunders County Border, Sections 34, 35, 36, Township 13 Range 6, Richland Township. Voting Yes: Nelson, Starns. McEvoy, Mayer, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Nelson, to approved the annual review for MP#8821 by Helena Agriculal, for operation of fertilizer and seed company. Voting Yes: Starns, McEvoy, Mayer, Trutna, Nelson. Voting No: None. Motion carried.

Motion by Starns, seconded by Trutna, to **approve**, the minutes of the February 3<sup>rd</sup> meeting. Voting yes: Starns McEvoy, Mayer, Trutna, Nelson. Voting no: None. Motion carried.



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The Planning Commission reviewed future meeting dates: (4/6/20, 5/4/20, 6/1/20)

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 Starns, seconded by McEvoy, to declare meeting adjourned. Meeting adjourned at 10:10pm.

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Zoning Administrator

Date

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Planning Commission Chair

Date