



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

August 3, 2020

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

Motion by McEvoy, seconded by E. Nelson, to open the public hearing, at 7:31pm, for **Application #9042, by David Nienaber, operate a fitness center in the Sandy Pointe Lake Community, 25-13-9, Clear Creek Township**. Voting Yes: Trutna, N. Nelson, E. Nelson, Sander, Starns, McEvoy. Voting No: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:37pm. Voting Yes: Trutna, E. Nelson, N. Nelson, Starns, Sander, McEvoy. Voting No: None. Motion carried.

Motion to **Approve, Application #9042, by David Nienaber, operate a fitness center in the Sandy Pointe Lake Community, 25-13-9, Clear Creek Township** by Starns, seconded by McEvoy. Voting Yes: Trutna, N. Nelson, E. Nelson, Starns, McEvoy, Sander. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to open the public hearing, at 7:40pm, for **Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township**. Voting Yes: N. Nelson, E. Nelson, Starns, McEvoy, Sander, Trutna. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Starns, to close the public hearing, at 9:17pm. Voting Yes: E. Nelson, Starns, McEvoy, Sander, Trutna, N. Nelson. Voting No: None. Motion carried.

The motion to deny the application was due to the following reasons:

- No plan for water (personal use) and water in case of fire
- Drainage study did not include major drainage through the eastern part of proposed subdivision
- Proposed streets do not meet surfacing and width requirements
- No grading plan provided
- Additional information was not obtained for the Army Corps of Engineers
- No deacceleration lane on Highway 64
- No dedicated Right of Way to West and South for future development

Motion to **Deny, Application SD #120, by Whispering Ridge Estates, Preliminary Plat, 6-15-9, Leshara Township**, by E. Nelson, seconded by McEvoy. Voting Yes: McEvoy, Sander, Trutna, N. Nelson, E. Nelson. Voting No: Starns. Motion carried.



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Deb Dauel spoke on her application, **MP#8194 - Dog Kennel**. The current conditional permit on annual review allows her to have up to 70 dogs. She requested the permit be amended to 90 dogs. The Planning Commission agreed that the annual review cannot be modified and she must reapply. No action taken on the annual review.

Office Manager Mitch Polacek asked for clarification on last month's minutes. The minutes were updated to reflect that **Application #9002, by Cedar Ridge Acres LLC, biosolids application, 6-12-9, Ashland Township, was approved** to have two applications be applied: one application on Year 1 and a second application on Year 5.

Motion by McEvoy, seconded by Starns, to **approve, on amendment**, the minutes of the July 6th meeting. Voting Yes: E. Nelson, Starns, McEvoy, Sander Trutna, N. Nelson. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (9/14/20, 10/5/20, 11/9/20)

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 McEvoy, seconded by Starns, to declare meeting adjourned. Meeting adjourned at 9:56 PM

Zoning Administrator

Date

Planning Commission Chair

Date