



Saunders County Planning and Zoning Minutes



PLANNING COMMISSION PROCEEDINGS

December 7, 2020

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

The Planning commission did not meet with Keith Marvin (5:00pm-7:30pm), of Marvin Planning Consultants, to discuss updating the Saunders County Zoning Regulations, as Mr. Marvin was ill.

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:33 pm, for **Application #9150, by David Hilgencamp, Replat of Woodcliff Subdivision Lot S-1035, 1-16-8, Leshara Township.** Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Sander, to close the public hearing, at 7:36pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to Approve, **Application #9150, by David Hilgencamp, Replat of Woodcliff Subdivision Lot S-1035, 1-16-8, Leshara Township,** by McEvoy, seconded by Trutna. Voting Yes: Trutna, Curtis, Mayer, Nelson, McEvoy, Sander. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to open the public hearing, at 7:38 for **Application #9151, by Rev. Christopher Kubat, Replat of Marianna Subdivision Lots 11-13, 24-17-7, North Cedar Township.** Voting yes: Curtis, Nelson, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Trutna, to close the public hearing, at 7:40pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve, **Application #9151, by Rev. Christopher Kubat, Replat of Marianna Subdivision Lots 11-13, 24-17-7, North Cedar Township,** by Trutna, Seconded by McEvoy. Voting yes: McEvoy, Mayer, Sanders, Trutna, Curtis, Nelson. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Trutna, to open the public hearing, at 7:42 for **Application #9152, by Hancock Construction, to amend the Saunders County Zoning Regulations, regarding the improvement of non-conforming structures.** Voting yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting no: None. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 7:56pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.



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The Planning Commission recommended the following change to **Section 5.04** of the Saunders County Zoning Regulations:

1. *In areas that are not the agricultural district*, no building permit shall be authorized for an existing nonconforming structure, if the proposed expansion (including any other such expansions) exceeds 50% of the square footage of the original structure.
2. *In the agricultural district*, no building permit shall be authorized for an existing nonconforming structure, if the proposed expansion (including any other such expansions) exceeds 100% of the square footage of the original structure. *The addition is not to exceed 2,250 square feet.*

Motion to approve, **Application #9152, by Hancock Construction, to amend the Saunders County Zoning Regulations, regarding the improvement of non-conforming structures** by Mayer, seconded by McEvoy. Voting Yes: Sander, Trutna, Curtis, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Motion by Sander, seconded by Trutna, to open the public hearing, at 8:11 pm, for **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township**. Voting yes: Trutna, Curtis, Nelson, McEvoy, Mayer, and Sander. Voting no: none. Motion carried.

Motion by McEvoy, seconded by Sander to close the public hearing, at 8:42pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Member Nelson stated that Conditions #1 and #4 (as set by the Board of Supervisors, during the preliminary plat approval hearing) were not met. The item was tabled so that these conditions can be met. The Planning Commission has requested a letter from the Mead Fire Department, detailing what they are requiring for approval, on letterhead, and a grading plan for the proposed subdivision.

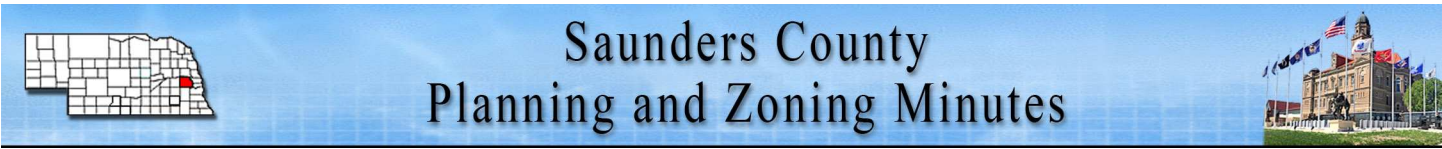
Motion to table, **Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township**, by McEvoy, seconded by Nelson. Voting Yes: Nelson, McEvoy, Sander, Curtis. Voting No: Mayer and Trutna. Motion carried.

Motion by Mayer, seconded by McEvoy, to open the public hearing, at 8:53 pm, for **From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office**. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to close the public hearing at 9:02. Voting Yes: Mayer, Sander Trutna, Curtis, Nelson and McEvoy. Voting No: None. Motion carried.

The applicant had stated that some of the text needed to be revised. The Planning Commission has requested the updated text, and the text to be formatted to match the current zoning regulations.

The first motion was made in error. Some of the Planning Commission members thought that these regulations were more conceptual in nature, of what was to be proposed at a later date. With this in mind, a motion was made by McEvoy, seconded by Nelson. Voting Yes: Trutna, Curtis, Nelson, McEvoy, and Sander. Voting No: Mayer.



When the Planning Commission realized these regulations were to be submitted to the County Board for approval, a motion was made by McEvoy, seconded by Nelson to withdraw the previous motion. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

A new motion was made to table: **From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office**, by Mayer, seconded by McEvoy. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

- **MP# LPSNRD – Camp Ashland Fuse Plug Embankment**

The Planning Commission had requested a representative from the LPSNRD to speak on behalf of the application. The representative was not present.

Motion to table, **MP# LPSNRD – Camp Ashland Fuse Plug Embankment**, by Sander, seconded by Nelson. Voting Yes: Trutna, Curtis, Nelson, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by Sander, seconded by Nelson, to **approve**, the minutes of the November 9th meeting. Voting Yes: Sander, Trutna, Nelson, and Mayer. Abstain: McEvoy and Curtis. Voting No: None. Motion carried.

Motion by McEvoy, seconded by Mayer, to appoint Nelson as chairman of the Planning Commission for the year 2021. Voting yes: Sander, Trutna, Nelson, McEvoy, Mayer, Curtis. Voting no: None. Motion carried.

The Planning Commission reviewed future meeting dates: (1/4/21, 2/2/21, 3/1/21)

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 Sander, to declare meeting adjourned. Meeting adjourned at 9:50 PM

Zoning Administrator

Date

Planning Commission Chair

Date