



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

**January 4, 2021**

Pursuant to adjournment, the Planning Commission met with Sander, Trutna, Curtis, McEvoy, Starns, Mayer, and Nelson.

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 met with Keith Marvin (5:00pm-7:15pm), of Marvin Planning Consultants, to discuss updating the Saunders County Zoning Regulations.

Motion by Curtis, seconded by Trutna, to open the public hearing, at 7:32 pm, for **Tabled item from the December 7<sup>th</sup> meeting: Application #9164: 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, Starns. Voting No: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 7:35pm. Voting Yes: Trutna, Curtis, Sander, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

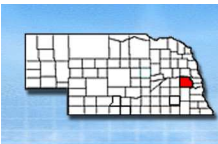
Motion to table, **Application #9164: From the Zoning Administrator: Update the Saunders County Zoning Regulations to include text to be inserted into the regulations, as Section 6.17. The text will address solar energy applications within Saunders County. For a full list of the proposed regulations, please contact the Saunders County Zoning Office,** by Mayer, seconded by McEvoy. Voting Yes: Nelson, McEvoy, Mayer, Sander. Voting No: Trutna, Curtis, Starns. Motion carried.

Via email, the applicant has revoked **Application #9166, by Coday Keeler, 2,500 head swine confined animal feeding operation (CAFO), 6-15-9, Leshara Township.**

Motion by Curtis, seconded by Mayer, to open the public hearing, at 8:02 for **Tabled item from the December 7<sup>th</sup> meeting: Application SD#123, by Whispering Ridge Estates, Whispering Ridge Estates Final Plat, 6-15-9, Leshara Township.** Voting yes: Curtis, Nelson, Starns, McEvoy, Mayer, Sander, Trutna. Voting no: None. Motion carried.

Motion by Starns, seconded by McEvoy, to close the public hearing, at 8:22pm. Voting Yes: Trutna, Curtis, Sander, Nelson, McEvoy, Mayer. Voting No: None. Motion carried.

Jovan Lausterer, attorney on behalf of Whispering Ridge Estates, presented the subdivision agreement, which had addressed the Mead Fire Department's concerns regarding fire suppression, within the subdivision. He and James Egr, Mead Fire Department's attorney, had compiled the fire suppression requirements together. Mr.



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Lausterer stated that if the high capacity well cannot supply the water required, the subdivision cannot go forward, as this would be a violation of the Subdivision agreement.

Robert Meduna from the Lower Platte North Natural Resource District, stated that a high capacity well must be permitted and approved by their agency.

A motion was made to table the application, until the high capacity well is approved by the LPN NRD.

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: Sander, Curtis, Nelson, McEvoy. Voting no: Trutna, Starns, Mayer. Motion carried.

Motion by Mayer, seconded by Sander, to open the public hearing, at 8:27 for **Application #9165: From the Saunders County Zoning Administrator: Removal from the Saunders County Subdivision Regulations: Article III, Section 3, G: *If the Planning Commission postpones action and the applicant desires an immediate hearing before the County Board, the applicant has the privilege of appearing before the County Board at their next regularly scheduled meeting and request that a hearing date be set***, Voting yes: Mayer, Sander, Trutna, Curtis, Nelson, Starns, McEvoy. Voting no: None. Motion carried.

Motion by Mayer, seconded by McEvoy to close the public hearing, at 8:38pm. Voting Yes: Mayer, Sander, Trutna, Curtis, Nelson, McEvoy. Voting No: None. Motion carried.

Motion to approve, **Application #9165: From the Saunders County Zoning Administrator: Removal from the Saunders County Subdivision Regulations: Article III, Section 3, G: *If the Planning Commission postpones action and the applicant desires an immediate hearing before the County Board, the applicant has the privilege of appearing before the County Board at their next regularly scheduled meeting and request that a hearing date be set***. by McEvoy, seconded by Starns. Voting Yes: Sander, Trutna, Curtis, Nelson, Starns, McEvoy, Mayer. Voting No: None. Motion carried.

Motion to approve the following annual reviews:

- **Tabled item from November 9<sup>th</sup> Meeting: MP#7130 LPSNRD - Camp Ashland Fuse Plug Embankment**
- **MP#1718 Dolezal Sand & Gravel – Gravel pumping operation**
- **MP#2704 Larry Dolezal – Gravel dredging**
- **MP#6990 Larry Dolezal – Sand & Gravel at Wolf's Lakes**

by McEvoy, seconded by Starns. Voting Yes: Trutna, Curtis, Nelson, Starns, McEvoy, Mayer, Sander. Voting No: None. Motion carried.

Motion by Trutna, seconded by Curtis, to **approve**, the minutes of the December 7, 2020 meeting. Voting Yes: McEvoy, Mayer, Sander, Trutna, Curtis, Nelson. Abstain: Starns. Voting No: None. Motion carried.

The Planning Commission reviewed future meeting dates: (2/2/21, 3/1/21, 4/5/21)

During open discussion, Chuck Schulte from Ashland Gun Club, presented GPS documentation that Application #9130, grading within the floodplain, 14-13-9, Clear Creek Township (November 2020 Planning Commission Meeting), was done to the standards that was presented.



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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 9:11 PM

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Zoning Administrator

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Date

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Planning Commission Chair

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Date