

PLANNING AND ZONING DEPARTMENT

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PLANNING COMMISSION PROCEEDINGS

May 6th, 2024

Pursuant to adjournment, the Planning Commission met with Treadway, Sander, Trutna, Curtis, Wollen, Mayer, and Smaus.

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 emailed 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 Chairperson 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). Chairperson Sander called the meeting to order at 6:30P.M.

Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township. Was nullified as the Saunders County Board rescinded previous application to amend county residential estates regulations to include metal fabrication/manufacturing in 6.04.03 on April 23, 2023.

Application #9912, Daniel Jimenez, Equine show/rodeos/musical events, parcel number 003600000, 940 county road 3, 31-14-10, Marble Township. This application was revoked per the applicant's request.

Motion by Smaus, seconded by Trutna to open the public hearing, at 6:33 pm. **Application #9932, Jason Yager, Replat lot 65 Thomas Lakes, parcel number 003436706, 238 South River Road, 18-13-10, Clear Creek Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:36 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna, to Approve **Application #9932, Jason Yager, Replat lot 65 Thomas Lakes, parcel number 003436706, 238 South River Road, 18-13-10, Clear Creek Township.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:37 pm. **Application # 9925. Ralph Schnuelle, county wide amendment to zoning regulations, 6.02.03 to include truck sales.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Mayer to close the public hearing, at 6:42 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Treadway, to Deny activity at this location does not fall within the guidelines of Transitional agriculture zone/district. **Application # 9925. Ralph Schnuelle, county wide amendment to zoning regulations, 6.02.03 to include truck sales.** Voting yes were Smaus, Trutna, Sander, Curtis, Treadway, Wollen. Voting no was Mayer. Motion carried.

Motion by Mayer, seconded by Smaus to open the public hearing, at 6:45 pm. **Application # 9911, Kirby Zicafoose, conditional use permit for agriculture storage building/ machine shop in H1 historical district, parcel number**

002342501, 1652 county road Z, 22-17-7, North Cedar Township. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Sander to close the public hearing, at 6:51 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Wollen, to Approve **Application # 9911, Kirby Zicafoose, conditional use permit for agriculture storage building/ machine shop in H1 historical district, parcel number 002342501, 1652 county road Z, 22-17-7, North Cedar Township.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:53 pm. **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Smaus, seconded by Treadway to close the public hearing, at 7:02 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Smaus, to Approve **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, and Treadway. Voting no was Wollen. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 7:05 pm. **Application #9909, Yutan 92 LLC (Carson Stratman), Preliminary Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to close the public hearing, at 8:01 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer, to Approve **Application #9909, Yutan 92 LLC (Carson Stratman), Preliminary Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.** On the condition the following, be addressed; fire suppression, access issues be resolved, and address increase of nonresidential vehicles (County Road L). Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no was Smaus. Motion carried.

Motioned by Trutna, second by Mayer to approve and request to remove annual review of **Master Permit #9214 Champion Feeders-Feedlot.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen, voting no were none. Motion carried.

Motion by Wollen, seconded by Smaus, to Approve the April 1st meeting minutes. Voting yes were Curtis, Trutna, Sander, Mayer, Smaus, and Wollen. Treadway abstained. Voting no were none. Motion carried.

Motion by Wollen, seconded by Mayer, to Approve the April 22nd meeting minutes. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Treadway, and Smaus abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (5/20/24, 6/3/24, 7/1/24, 8/5/24)

Motion to adjourn by Wollen second by Trutna. Meeting adjourned at 8:24 PM

Zoning Administrator

Date

Planning Commission Chair

Date