

Saunders County Planning & Zoning
Saunders County Courthouse
433 N Chestnut St Suite 302
Wahoo, NE 68066
(402) 443-8136

PLANNING COMMISSION PROCEEDINGS
August 5th, 2024

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

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm. Application #9984, Ryan Lee, moving fill within floodplain to construct a wetland, Parcel ID 003297004, 4-12-9, Ashland Township. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:40 pm. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Curtis abstained. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Wollen, to approve. Application #9984, Ryan Lee, moving fill within floodplain to construct a wetland, Parcel ID 003297004, 4-12-9, Ashland Township. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Applicant requested to be tabled for the September 9th, 2024 Planning Commission Meeting. Applicant not present.

Motion by Mayer, seconded by Treadway to table Application #9966, Yutan 92, LLC (Carson Stratman), Estates Provence- Lots 66-82, Final Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to open the public hearing, at 7:04 pm. Item from the Zoning Administrator: Add “Small Business” to definitions, Sections 1.03, Agriculture Zone, conditional uses, 6.01.03, and Transitional Agricultural Zone, conditional uses 6.02.03. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Mitch Polacek
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Motion by Wollen, seconded by Sander to close the public hearing, at 7:09 pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to approve the definition of small business as three or fewer full-time employees or equivalent. Item from the Zoning Administrator: Add "Small Business" to definitions, Sections 1.03, Agriculture Zone, conditional uses, 6.01.03, and Transitional Agricultural Zone, conditional uses 6.02.03. Voting yes were Mayer, Trutna, Sander, Curtis, and Treadway. Smaus was absent. Voting no was Wollen. Motion carried.

Motion by Trutna, seconded by Curtis to open the public hearing, at 7:11pm. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Curtis, seconded by Mayer to close the public hearing, at 7:16pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Curtis, to table, to gather more information from other counties. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to table, item from the Zoning Administrator Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Trutna , seconded by Mayer to approve and remove from annual review due to state oversight and no complaints. Master Permit# 8194 Deb Dauel Commercial Dog Kennel. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

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

The Planning Commission reviewed future meeting dates: (9/9/24, 10/7/24, 11/11/24)

Motion to adjourn by Trutna, seconded by Treadway. Meeting adjourned at 8:29 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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