

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

**PLANNING COMMISSION PROCEEDINGS**  
**November 12<sup>th</sup>, 2024**

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

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 6:31pm, Application #1032, Ralph Schnuelle, Small Business Truck Sales, Parts of the S ½ of the SE ¼, parcel number 003666000, 3-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Wollen, seconded by Trutna to close the public hearing, at 6:37 pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna, to approve with annual review Application #1032, Ralph Schnuelle, Small Business Truck Sales, Parts of the S ½ of the SE ¼, parcel number 003666000, 3-14-9, Marble Township. Voting yes were Sander, Trutna, Hall, Mayer, Wollen, Treadway, and Curtis. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:41 pm, Application #1043, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would read as: both transferor and transferee's property must be in the same quarter section, or abutting properties in the same or adjacent section. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Wollen to close the public hearing, at 6:48 pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Mitch Polacek  
Zoning Administrator  
[mpolacek@saunderscounty.ne.gov](mailto:mpolacek@saunderscounty.ne.gov)

Stephanie Reynolds  
Secretary  
[sreynolds@saunderscounty.ne.gov](mailto:sreynolds@saunderscounty.ne.gov)

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Motion by Mayer, seconded by Trutna to deny Application #1043, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would read as: both transferor and transferee's property must be in the same quarter section, or abutting properties in the same or adjacent section. Voting yes were Curtis, Treadway, Wollen, Mayer, Hall, Trutna, Sander. Voting no were none. Motion carried.

Motion by Treadway, seconded by Hall to open the public hearing, at 7:04pm, Application #1044, Andrew Broeker, Replat of Thomas Lakes Third Addition lots 17,18,19, and 46, parcel numbers 003381517, 003381518, 003381519, and 003381524. 18-13-10, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to close the public hearing, at 7:11pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to table, Application #1044, Andrew Broeker, Replat of Thomas Lakes Third Addition lots 17,18,19, and 46, parcel numbers 003381517, 003381518, 003381519, and 003381524. 18-13-10, Clear Creek Township. Voting yes were Treadway, Curtis, Sander, Trutna, Hall, Mayer, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to open the public hearing, at 7:15pm Application #1045, Andrew Broeker, Replat of lot 5 Thomas Lakes third addition and out lot "A" Lake Allure first addition, parcel numbers 003381505, and 003374128, 18-13-10, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Hall to close the public hearing, at 7:23pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to table, Application #1045, Andrew Broeker, Replat of lot 5 Thomas Lakes third addition and out lot "A" Lake Allure first addition, parcel numbers 003381505, and 003374128, 18-13-10, Clear Creek Township. Voting yes were Treadway, Curtis, Sander, Trutna, Hall, Mayer, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Curtis to open the public hearing, at 7:25pm, Application #1046, Kirk Estee, Preliminary Plat of Platte Valley Acres, Parcel number 003617000, 25-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Mitch Polacek  
Zoning Administrator  
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Motioned by Treadway, seconded by Trutna to close the public hearing, at 7:30pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis, to approve, Application #1046, Kirk Estee, Preliminary Plat of Platte Valley Acres, Parcel number 003617000, 25-14-9, Marble Township Voting yes were Mayer, Wollen, Treadway, Curtis, Sander, Trutna, and Hall. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to open the public hearing, at 7:33pm Application #1047, Kirk Estee, Final Plat of Platte Valley Acres, parcel number 003617000, 25-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Treadway, seconded by Trutna to close the public hearing, at 7:34pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer, to approve, Application #1047, Kirk Estee, Final Plat of Platte Valley Acres, parcel number 003617000, 25-14-9, Marble Township. Voting yes were Hall, Trutna, Sander, Curtis. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis to approve Master Permit #7130 LPSNRD, Camp Ashland Fuse Plug Embankment. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

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

The Planning Commission reviewed future meeting dates: (12/2/24, 1/6/25, 2/3/25)

Motion to adjourn by Treadway, seconded by Curtis. Meeting adjourned at 8:34 PM

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Zoning Administrator

Date

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Planning Commission Chair

Date

Mitch Polacek  
Zoning Administrator  
[mpolacek@saunderscounty.ne.gov](mailto:mpolacek@saunderscounty.ne.gov)

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