

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

**PLANNING COMMISSION PROCEEDINGS**  
**December 2<sup>nd</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 6:33 Tabled item from the November 12th meeting: 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.

Applicant not present.

Motion by Treadway, seconded by Sander 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 Sander, seconded by Curtis, to deny tabled item from the November 12th meeting: 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, due to the inaccuracy on signature page. Voting yes were Wollen, Treadway, Curtis, Sander, and Hall. Voting no were Mayer and Trutna. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:38 tabled item from the November 12th meeting: 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.

Applicant not present.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:39 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 Sander, seconded by Trutna, to deny tabled item from the November 12th meeting: 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, inconsistent and incorrect information on application. Voting yes Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no was Mayer. Motion carried.

Motion by Treadway, seconded by Mayer to open the public hearing, at 6:41 pm Application #1059, Chad Allington, dirt work in a flood plain, parcel number 003390000, 24-13-9, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway and Wollen. Voting no were none. Motion carried.

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

Motion by Mayer, seconded by Curtis, to table Application #1059, Chad Allington, dirt work in a flood plain, parcel number 003390000, 24-13-9, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:58 pm Application #1066, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would be added as a 5th bullet point and read as: For fractional sections: Both the 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 were absent. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to close the public hearing, at 6:59pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to approve Application #1066, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would be added as a 5th bullet point and read as: For fractional sections: Both the 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 Mayer, seconded by Hall to open the public hearing, at 7:01 Application #1067, City of Ashland, amend zoning regulations Article 9 Section 9.07.01, all signs except Real Estate and Municipality signs shall be required to obtain a building permit from . Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to close the public hearing, at 7:10 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 Sander, Mayer by Curtis, to approve Application #1067, City of Ashland, amend zoning regulations Article 9 Section 9.07.01, all signs except Real Estate and Municipality signs shall be required to obtain a building permit from . Voting yes were Wollen, Treadway, Curtis, Sander, Trutna, Hall and Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to approve Master Permit #9322 Tracy Brown, Firearm Manufacturing. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to approve Master Permit #9848 Nir Levin, Airboat manufacturing and sales. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway Wollen. Voting no were none. Motion carried.

Item from the Zoning Administrator: Review of proposed zoning regulations. No action taken.

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

Motion by Mayer, seconded by Treadway, to Reappoint Chairperson Sander. Voting yes were Mayer, Hall, Trutna, Curtis, Treadway and Wollen. Sander abstained. Voting no were none. Motion carried.

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

Motion to adjourn by Treadway, seconded by Sander. Meeting adjourned at 7:52 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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