

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

**PLANNING COMMISSION PROCEEDINGS**  
**March 3, 2025**

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

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). Vice Chairperson Trutna called the meeting to order at 6:30P.M.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:31 Item from the Zoning Administrator: Proposed zoning regulations. Voting Mayer, Trutna, Sander, Curtis, and Wollen. Absent were Hall and Treadway. Voting no were none. Motion carried.

Motion by Wollen, seconded by Mayer to close the public hearing and table application item from the Zoning Administrator: Proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen . Absent were Hall and Treadway. No voting were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 7:37 Application #1103, Kendrick Leany, Conditional Use for a small business to store and distribute drywall materials, Parcel number 003661000, Section 2- Township 14- Range 9, Marble Township. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen . Absent were Hall and Treadway. No voting were none. Motion carried.

Motion by Wollen, seconded by Trutna to close the public hearing, at 7:47 pm. Voting yes with Mayer, Trutna, Sander, Curtis, and Wollen. Absent were Hall and Treadway. No voting were none. Motion carried.

Motion Wollen, seconded by Mayer, to Deny as it does not meet the number of employees for a “small business”, Application #1103, Kendrick Leany, Conditional Use for a small business to store and distribute drywall materials, Parcel number 003661000, Section 2- Township 14- Range 9, Marble Township. Voting yes were Wollen, Sander, Trutna, and Mayer. Absent were Hall and Treadway Voting no was Curtis. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 7:52 Application #1107, Josh Girmus, Zone change From Transitional Agriculture to Residential Estates, Parcel #002117500, Section 21- Township 15- Range 7, Center Township Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Absent were Hall and Treadway. No voting 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)

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

Motion by Curtis, seconded by Wollen to close the public hearing, at 8:08 pm. Voting yes with Mayer, Trutna, Sander, Curtis, and Wollen . Absent were Hall and Treadway. No voting were none. Motion carried.

Motion Mayer, seconded by Curtis, to Approve Application #1107, Josh Girmus, Zone change From Transitional Agriculture to Residential Estates, Parcel #002117500, Section 21- Township 15- Range 7, Center Township. Voting yes were with Mayer, Sander, and Curtis. Absent were Hall and Treadway Voting no were Trutna, and Wollen. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 8:08 Application #1111, Reason Garcia, Replat Big Sandy Development 3rd addition lot 1, Section 6- Township 13- Range 10, Clear Creek Township. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen . Absent were Hall and Treadway. No voting were none. Motion carried.

Motion by Curtis, seconded by Mayer to close the public hearing, at 8:15 pm. Voting yes with Mayer, Trutna, Sander, Curtis, and Wollen . Absent were Hall and Treadway. No voting were none. Motion carried.

Motion Sander, seconded by Mayer, to Approve Application #1111, Reason Garcia, Replat Big Sandy Development 3rd addition lot 1, Section 6- Township 13- Range 10, Clear Creek Township. Voting yes were Trutna, Sander, Curtis, Wollen, and Mayer. Absent were Hall and Treadway Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis to approve all annual reviews. Master Permit #512 NEBCO Inc- Master Permit #7548 Western S&G- Master Permit #8821 Helena Agricultural. Voting yes were Trutna, Sander, Curtis, Wollen, and Mayer. Absent were Hall and Treadway Voting no were none. Motion carried.

Motion by Wollen, seconded by Sander, to Approve the January meeting minutes. Voting yes were Mayer, Sander, and Wollen. Trutna and Curtis Abstained. Hall and Treadway were absent. Voting no were none. Motion not carried.

Motion By Mayer, seconded by Sander, to Table January and February meeting minutes. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Hall and Treadway were absent. Voting no were none. Motioned carried.

The Planning Commission reviewed future meeting dates: (4/7/25, 5/5/25,6/2/25)

Motion to adjourn by Curtis, seconded by Wollen. Meeting adjourned at 8:37 PM

---

Zoning Administrator

Date

---

Planning Commission Chair

Date

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)