

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

**PLANNING COMMISSION PROCEEDINGS**  
**July 7, 2025**

Pursuant to adjournment, the Planning Commission met with Hall, Sander, Curtis, and Wollen. Mayer, Trutna, and Treadway, were 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 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). Chairman Sander called the meeting to order at 6:33 P.M.

Motion by Hall, seconded by Wollen to open the public hearing, at 6:35 for Application #1187, by Patriot Investment LLC, Doc and Mary Addition, **Preliminary Plat**, Parcel #001870501, 33-14-7, Stocking Township. Voting yes were Hall, Sander, Curtis, and Wollen. No voting were none. Motion carried.

Motion by Curtis, seconded by Hall, to close the public hearing, at 6:40pm. Voting yes were Wollen, Hall, Sander, and Curtis. Voting no were none. Motion carried.

Motion by Sander, seconded by Hall, to approve Application #1187, by Patriot Investment LLC, Doc and Mary Addition, **Preliminary Plat**, Parcel #001870501, 33-14-7, Stocking Township. Voting yes were Wollen, Curtis, Sander, and Hall. Voting no were none. Motion carried.

Motion by Hall, seconded by Curtis to open the public hearing, at 6:42, for Application #1187, by Patriot Investment LLC, Doc and Mary Addition, **Final Plat**, Parcel #001870501, 33-14-7, Stocking Township. Voting yes were Hall, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Wollen, seconded by Hall, to close the public hearing, at 6:43 pm. Voting yes was Wollen, Hall, Sander and Curtis. Voting no were none. Motion carried.

Motion to Sander, seconded by Hall, to approve Application #1187, by Patriot Investment LLC, Doc and Mary Addition, **Final Plat**, Parcel #001870501, 33-14-7, Stocking Township. Voting yes were Hall, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Wollen, seconded by Hall, to open the public hearing, at 6:45pm, Item from the Zoning Administrator: Proposed zoning regulations. Voting yes were Sander, Curtis, Wollen, and Hall. Voting no were none. Motion carried.

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

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Numerous members of the public spoke regarding updating the proposed regulations to include extended setbacks from gun ranges to dwellings. There was also discussion regarding light pollution in the agricultural zone.

Motion by Hall, seconded by Wollen, to close the public hearing, at 7:11pm, for item from the Zoning Administrator: Proposed zoning regulations. Voting yes were Wollen, Hall, Sander, and Curtis. No voting were none. Motion carried.

Motion to approve MP#9526 - Denny Phelps – Commercial Equestrian Center, and remove from annual review, by Wollen, seconded by Sander. Voting yes were Sander, Curtis, Wollen, and Hall. Voting no were none. Motion carried.

Motion to approve by Curtis, seconded by Sander, to approve the June Planning Commission meeting minutes. Voting yes were Sander, Curtis, Wollen, and Hall. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/21/25, 8/4/25, 9/8/25)

Motion to adjourn by Hall, seconded by Wollen. Meeting adjourned at 7:26 PM

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Zoning Administrator	Date	Planning Commission Chair	Date