

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

PLANNING COMMISSION PROCEEDINGS
October 6, 2025

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

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 6:30 P.M.

Motion by Trutna, seconded by Mayer, to open the public hearing, at 6:31pm, for Tabled item from the September 8th meeting: Application #1227, by Josh Girmus, Preliminary Plat, Knuth Subdivision First Addition, Parcel ID 001855003, 28-14-7, Stocking Township. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting No were none. Motion carried.

Motion by Hall, seconded by Treadway, to close the public hearing at 7:31pm. Voting yes were Hall, Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

Motion by Treadway, seconded by Wollen, to table Tabled item from the September 8th meeting: Application #1227, by Josh Girmus, Preliminary Plat, Knuth Subdivision First Addition, Parcel ID 001855003, 28-14-7, Stocking Township. The Planning Commission has requested the applicant obtain information on a rural water system, groundwater quality testing, and submit the driveway access permit from the State of Nebraska. Voting yes were Sander, Treadway, Wollen, Hall, and Trutna. Voting no was Mayer. Motion carried.

Motion by Treadway, seconded by Mayer, to opening the public hearing for Item from the Zoning Administrator: Discussion/adoption of a wellhead protection overlay district, for the City of Wahoo, at 7:47pm. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to close the public hearing at 8:17pm. Voting yes were Trutna, Sander, Treadway, Wollen, Mayer, and Hall. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to table Item from the Zoning Administrator: Discussion/adoption of a wellhead protection overlay district, for the City of Wahoo. The Planning Commission requested an updated wellhead protection map, with the current extraterritorial jurisdiction and future extraterritorial jurisdiction identified. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Mitch Polacek
Zoning Administrator
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Motion by Treadway, seconded by Trutna, to open the public hearing for Item from the Zoning Administrator: Equestrian Hills Housing Subdivision: Change of zone from Transitional Agricultural (TA-1) to Residential Estates (RE), 11-12-9, Ashland Township, at 8:25pm. Voting yes were Wollen, Mayer, Hall, Trutna, Sander, and Treadway. Voting no were none. Motion carried.

The Planning Commission requested the Zoning Administrator contact the City of Ashland to get an updated zoning map, detailing current and future extraterritorial jurisdiction.

Motion to close the public hearing, at 8:34, and table Item from the Zoning Administrator: Equestrian Hills Housing Subdivision: Change of zone from Transitional Agricultural (TA-1) to Residential Estates (RE), 11-12-9, Ashland Township, by Treadway, seconded by Sander. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to open the public hearing for Item from the Zoning Administrator: Item from the Zoning Administrator: Proposed zoning regulations, at 8:36pm. Voting yes were Mayer, Hall, Trutna, Sander, Treadway, and Wollen. Voting no were none. Motion carried.

The Planning Commission discussed modifying the zoning map and adopting the zoning map simultaneously with comprehensive plan and zoning regulations. A meeting date for regulations/map only was agreed upon to be on November 10, 2025.

Motion to close the public hearing, at 8:54, and table Item from the Zoning Administrator: Item from the Zoning Administrator: Proposed zoning regulations, by Mayer, seconded by Treadway. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Wollen, seconded by Trutna, to approve the annual review:

- MP#8909 Bruce Williams – Poultry CAFO

Voting yes were Hall, Trutna, Sander, Treadway, and Wollen. Voting no were none. Abstaining was Mayer. Motion carried.

Motion by Wollen, seconded by Treadway, to approve September 8 meeting minutes. Voting yes were Hall, Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (11/3/25, 11/10/25, 12/1/25, 1/5/26)

Motion to adjourn by Treadway, seconded by Hall, at 8:58pm.

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Zoning Administrator

Date

Planning Commission Chair

Date

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