

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

PLANNING COMMISSION PROCEEDINGS
November 3, 2025

Pursuant to adjournment, the Planning Commission met with Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Mayer was 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 6:30 P.M.

Motion by Treadway, seconded by Trutna, to open the public hearing, at 6:31pm, for Application #1257, by Donald Shunk, bring fill into floodplain, parcel ID 004034002, 33-16-9, Leshara Township. Voting yes were Treadway, Wollen, Hall, Trutna, Sander, and Nelson. Voting No were none. Motion carried.

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

Motion by Wollen, seconded by Trutna, to approve Application #1257, by Donald Shunk, bring fill into floodplain, parcel ID 004034002, 33-16-9, Leshara Township. Voting yes were Sander, Treadway, Nelson, Wollen, Hall, and Trutna. Voting no were none. Motion carried.

Motion by Hall, seconded by Trutna, to open the public hearing for Item from the Zoning Administrator: Tabled item from October 6 meeting - Equestrian Hills Housing Subdivision: Change of zone from Transitional Agricultural (TA-1) to Residential Estates (RE), 11-12-9, Ashland Township, at 6:39pm. Voting yes were Wollen, Hall, Trutna, Sander, Nelson, and Treadway. Voting no were none. Motion carried.

Motion to close the public hearing, at 6:55pm, by Trutna, seconded by Treadway. Voting yes were Treadway, Wollen, Hall, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

The Planning Commission has agreed to approve the application because a few of the parcels are already zoned Residential Estates (RE) by the City of Ashland.

Mitch Polacek
Zoning Administrator
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Motion to approve 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 Sander, seconded by Hall. Voting yes were Treadway, Hall, Trutna, Sander, and Nelson. Voting no was Wollen. Motion carried.

Motion by Hall, seconded by Trutna, to opening the public hearing for: item from the October 6 meeting: Application #1263, City of Wahoo, Wellhead protection overlay district, at 6:59pm. Voting yes were Treadway, Wollen, Hall, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion by Hall, seconded by Trutna, to close the public hearing at 7:21pm. Voting yes were Trutna, Sander, Nelson, Treadway, Wollen, and Hall. Voting no were none. Motion carried.

The Planning Commission had concerns regarding residents affected by the wellhead protection area being notified of the public hearing. They requested that the Zoning Administrator and the City of Wahoo submit multiple posts to Saunders County and Wahoo Facebook groups to advertise the hearing for the next Planning Commission meeting, on December 1, 2025.

Motion to table by Saunder, seconded by Treadway, to item from the October 6 meeting: Application #1263, City of Wahoo, Wellhead protection overlay district. Voting yes were Hall, Trutna, Sander, Nelson Treadway, and Wollen. Voting no were none. Motion carried.

Motion to approve MP#7130 – LPSNRD – Camp Ashland Fuse Plug, by Wollen, seconded by Hall. Voting yes were Sander, Nelson, Treadway, Wollen, Hall, and Trutna. Voting no were none. Motion carried.

Motion to approve MP#1032 – Ralph Schnuelle – Truck Sales, by Sander, seconded by Treadway. Voting yes were Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Voting no were none. Motion carried.

Motion to approve the October 6 meeting minutes, by Wollen, seconded by Treadway. Voting yes were Trutna, Sander, Nelson, Wollen, and Hall. Abstaining was Nelson. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (12/1/25, 1/5/26, 2/2/26)

Motion to adjourn by Hall, seconded by Trutna, at 8:04pm.

_____ Zoning Administrator	_____ Date	_____ Planning Commission Chair	_____ Date
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Mitch Polacek
Zoning Administrator
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