

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

PLANNING COMMISSION PROCEEDINGS
December 1, 2025

Pursuant to adjournment, the Planning Commission met with Mayer, Hall, Trutna, Sander, Nelson, 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 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 Mayer, seconded by Trutna, to opening the public hearing for: item from the November 3rd meeting: Application #1263, City of Wahoo, Wellhead protection overlay district, at 6:31pm. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

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

Motion to approve by Sander, seconded by Trutna, item from the November 3rd meeting: Application #1263, City of Wahoo, Wellhead protection overlay district. Voting yes were Mayer, Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to open the public hearing for Application #1288, Got It Covered, LLC, Pawnee Ridge Final Plat (formerly known as Leshara Acreages), lots 1-37, Parcel #004092002, 32-16-9, Leshara Township, at 6:42pm. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Nelson, seconded by Wollen, to close the public hearing at 7:09pm. Voting yes were Trutna, Sander, Nelson, Treadway, Wollen, Hall, and Mayer. Voting no were none. Motion carried.

Motion to approve by Mayer, seconded by Nelson, Application #1288, Got It Covered, LLC, Pawnee Ridge Final Plat (formerly known as Leshara Acreages), lots 1-37, Parcel #004092002, 32-16-9, Leshara Township, on the condition that the zoning office coordinates with the Saunders County Emergency Manager to determine an appropriate emergency notification system within the plat area, to be paid and installed by the developer. Voting yes were Nelson, Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Mitch Polacek

Zoning Administrator

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Motion by Mayer, seconded by Hall, to open the public hearing for Application #1289, Michael and Kellee Rasmussen, Pawnee Ridge Final Plat, (formerly known as Leshara Acreages), lots 38-81, Parcel #004093000, 32-16-9, Leshara Township, at 7:30pm. Voting yes were Wollen, Mayer, Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Hall, seconded by Treadway, to close the public hearing at 7:34pm. Voting yes were Sander, Nelson, Treadway, Wollen, Mayer, Hall, and Trutna. Voting no were none. Motion carried.

Motion to approve by Sander, seconded by Mayer, Application #1289, Michael and Kellee Rasmussen, Pawnee Ridge Final Plat, (formerly known as Leshara Acreages), lots 38-81, Parcel #004093000, 32-16-9, Leshara Township, on the condition that the zoning office coordinates with the Saunders County Emergency Manager to determine an appropriate emergency notification system within the plat area, to be paid and installed by the developer. Voting yes were Treadway, Wollen, Mayer, Hall, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall, to open the public hearing for Item from the Zoning Administrator: Proposed zoning regulations, at 7:40pm. Voting yes were Mayer, Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to close the public hearing at 7:48pm. Voting yes were Nelson, Treadway, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion to approve MP#9387 – Tracy Brown – Firearm manufacturing, and MP#9628 – Nir Levin – Airboat manufacturing and sales, by Wollen, seconded by Trutna. Voting yes were Sander, Nelson, Treadway, Wollen, Mayer, and Hall, and Trutna. Voting no were none. Motion carried.

Motion to approve the November 3 meeting minutes, by Nelson, seconded by Hall. Voting yes were Hall, Trutna, Sander, Nelson, Treadway, and Wollen. Abstaining was Mayer. Voting no were none. Motion carried.

Motion by Wollen, seconded by Hall, to appoint Mark Sander and John Trutna, as 2026 Planning Commission chair and vice Planning Commission chair, respectively. Voting yes were Trutna, Sander, Nelson, Treadway, Wollen, Mayer, and Hall. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (1/5/26, 2/2/26, and 3/2/26)

Motion to adjourn by Treadway, seconded by Nelson, at 7:53pm.

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Zoning Administrator

Date

Planning Commission Chair

Date

Mitch Polacek
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