

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

PLANNING COMMISSION PROCEEDINGS
January 5, 2026

Pursuant to adjournment, the Planning Commission met with Mayer, Hall, Trutna, Sander, Nelson, and Wollen. Treadway 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 7:00 P.M.

Motion by Mayer, seconded by Trutna, to opening the public hearing for the tabled item from the October 6th meeting: Application #1227, by Josh Girmus, Preliminary Plat, Knuth Subdivision First Addition, Parcel ID 001855003, 28-14-7, Stocking Township. at 7:01pm. Voting yes were Wollen, Mayer, Hall, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion by Mayer, seconded by Nelson, to close the public hearing at 8:00pm. Voting yes were Mayer, Trutna, Sander, Nelson, Wollen, and Hall. Voting no were none. Motion carried.

Motion to deny by Wollen, seconded by Sander, tabled item from the October 6th meeting: Application #1227, by Josh Girmus, Preliminary Plat, Knuth Subdivision First Addition, Parcel ID 001855003, 28-14-7, Stocking Township, due to insufficient data to validate the quantity of water needed to support the number of homes and potential negative impact to surrounding wells. Voting yes were Mayer, Hall, Trutna, Sander, Nelson, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall, to open the public hearing for Application #1303, by Carsten Ruff, bring fill into floodplain, 711 Wann Road, Parcel ID 003370000, 12-13-9, Clear Creek Township, at 8:31pm. Voting yes were Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Hall, seconded by Trutna, to close the public hearing at 8:36pm. Voting yes were Trutna, Sander, Nelson, Wollen, Hall, and Mayer. Voting no were none. Motion carried.

Motion to approve by Sander, seconded by Mayer, Application #1303, by Carsten Ruff, bring fill into floodplain, 711 Wann Road, Parcel ID 003370000, 12-13-9, Clear Creek Township. Voting yes were Nelson, Wollen, Mayer, Hall, Trutna, and Sander. Voting no were none. Motion carried.

Mitch Polacek
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Motion by Nelson, seconded by Trutna, to open the public hearing for Application #1311, by Nick Josoff, operating an event center, 730 County Road 6, Parcel ID 003551000, 10-13-9, Clear Creek Township, at 8:37pm. Voting yes were Wollen, Mayer, Hall, Trutna, Sander, Nelson, and Wollen. Voting no were none. Motion carried.

Motion by Nelson, seconded by Wollen, to close the public hearing at 8:56pm. Voting yes were Sander, Nelson, Treadway, Wollen, Mayer, Hall, and Trutna. Voting no were none. Motion carried.

Motion to approve by Sander, seconded by Wollen, Application #1311, by Nick Josoff, operating an event center, 730 County Road 6, Parcel ID 003551000, 10-13-9, Clear Creek Township, on the condition that the application is on annual review, there is sufficient lighting, and that the applicant inquires with the Saunders County Highway Department regarding application of calcium chloride, for dust mitigation. Voting yes were Wollen, Hall, Trutna, Sander, and Nelson. Voting no was Mayer. Motion carried.

Motion by Hall, seconded by Trutna, to open the public hearing for Item from Zoning Administrator: Adoption of proposed zoning regulations and/or map, at 9:06pm. Voting yes were Mayer, Hall, Trutna, Sander, Nelson, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Nelson, to close the public hearing at 9:18pm, and approve the proposed zoning regulations and map, with review from the Saunders County Attorney, regarding the “squaring off” of parcels, to ensure that no parcels are split between two different zoning districts. Voting yes were Nelson, Wollen, Hall, Trutna, and Sander. Voting no was Mayer. Motion carried.

Motion to approve, by Wollen, seconded by Nelson, the following annual reviews:

- MP#1718 – Dolezal Sand & Gravel - gravel pumping operation
- MP#2704 – Larry Dolezal – Gravel Dredging
- MP#6990 – Larry Dolezal – Sand & Gravel at Wolf Lakes

Voting yes were Sander, Nelson, Wollen, Mayer, Hall, and Trutna. Voting no were none. Motion carried.

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Motion to approve the December 1, 2025 meeting minutes, by Nelson, seconded by Hall. Voting yes were Hall, Trutna, Sander, Nelson, and Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (2/2/26, 3/2/26, 4/4/26)

Motion to adjourn by Wollen, seconded by Mayer, at 9:24pm.

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date

Mitch Polacek
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