

PLANNING AND ZONING DEPARTMENT

Mitch Polacek
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SAUNDERS COUNTY COURTHOUSE
433 North Chestnut Street, Suite 302
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(402) 443-8136 Office (402) 443-5709 Fax

Stephanie Reynolds
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NOTICE OF CANCELLED MEETING

Due to the weather, notice is hereby given that the Saunders County Planning Commission will not be meeting on **January 8, 2024.**

If you have any questions, please call 402-443-8123.

Mitch Polacek
Saunders County Zoning Manager

PLANNING AND ZONING DEPARTMENT

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 5th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9865, Nathaniel Thompson, Amend Zoning Regulations, include metal fabrication/manufacturing in 6.04.03.
2. Application #9866, Charlotte Worley, zone change from transitional agriculture to residential estates, parcel number 001560001, 3-13-9, Richland Township.
3. Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.
4. Item from the Zoning Administrator: Review of proposed zoning regulations.
5. Items of a routine nature for approval:
 - A. Annual Review:
 - Master Permit #1718-Dozal Sand & Gravel, Gravel Pumping Operation
 - Master Permit #2704-Larry Dolezal, Gravel Dredging
 - Master Permit #6990-Larry Dozal, S&G at Wolf Lakes
 - Master Permit #8905-Daniel Jimenez, Rancho Nuevo LLC
 - Master Permit #512-NEBCO, INC, Gravel Pumping Operation
 - Master Permit #7548- Western S&G, Sand & Gravel Extraction Operation
 - Master Permit #8821- Helena Agricultural, Fertilizer & Seed Operation
 - B. Approval of December meeting minutes
 - C. Future meeting dates (3/4/24, 4/1/24, 5/6/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 1/19/24.

PLANNING AND ZONING DEPARTMENT

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, February 26th, 2024, at 6:30 PM, on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Item from the Zoning Administrator: Review of proposed zoning regulations.
2. Items of a routine nature for approval:
 - A. Open discussion from the public
 - B. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 2/9/24

PLANNING AND ZONING DEPARTMENT

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, March 4th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9893, Blake Keiser, storage building(s) surface parking storage, parcel number 00354850, 780 county road 5, 10-13-9 Clear Creek Township.
2. Item from the Zoning Administrator: Review of proposed zoning regulations.
3. Items of a routine nature for approval:
 - A. Annual Review: None
 - B. Approval of February meeting minutes
 - C. Future meeting dates (4/1/24, 5/6/24, 6/6/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 2/16/24.

**PLANNING AND ZONING DEPARTMENT
SAUNDERS COUNTY COURTHOUSE**

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, March 18th, 2024, at 6:30 PM, on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

- 1. Item from the Zoning Administrator: Review of proposed zoning regulations.**
- 2. Items of a routine nature for approval:**
 - A. Open discussion from the public**
 - B. Adjournment**

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 3/1/24

PLANNING AND ZONING DEPARTMENT

SAUNDERS COUNTY COURTHOUSE

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, April 1st, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9909, Yutan 92 LLC (Carson Stratman), Preliminary Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
2. Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 4-17-8, Pohocco Township.
3. Application #9912, Daniel Jimenez, Equine show/rodeos/musical events, parcel number 003600000, 940 county road 3, 31-14-10, Marble Township.
4. Item from the Zoning Administrator: Review of proposed zoning regulations.
5. Items of a routine nature for approval:
 - A. Annual Review: None
 - B. Approval of March meeting(s) minutes
 - C. Future meeting dates (4/15/24, 5/6/24, 6/3/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 3/15/24.

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, April 22, 2024, at 6:30 PM, on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Item from the Zoning Administrator: Review of proposed zoning regulations.
2. Items of a routine nature for approval:
 - A. Open discussion from the public
 - B. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 4/5/24

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, May 6th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.
2. Application #9909, Yutan 92 LLC (Carson Stratman), Preliminary Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
3. Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township.
4. Application # 9911, Kirby Zicafoose, conditional use permit for agriculture storage building/machine shop in H1 historical district, parcel number 002342501, 1652 county road Z, 22-17-7, North Cedar Township.
5. Application #9912, Daniel Jimenez, Equine show/rodeos/musical events, parcel number 003600000, 940 county road 3, 31-14-10, Marble Township.
6. Application # 9925. Ralph Schnuelle, county wide amendment to zoning regulations, 6.02.03 to include truck sales.
7. Application #9932, Jason Yager, Replat lot 65 Thomas Lakes, parcel number 003436706, 238 South River Road, 18-13-10, Clear Creek Township.
8. Item from the Zoning Administrator: Review of proposed zoning regulations.
9. Items of a routine nature for approval:
 - A. Annual Review:
 - Champion Feeders- Master Permit # 9214- Feedlot
 - B. Approval of April meeting(s) minutes
 - C. Future meeting dates (6/3/24, 7/1/24, 8/5/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 4/19/24.

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, May 20th, 2024, at 6:30 PM, on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Item from the Zoning Administrator: Review of proposed zoning regulations.
2. Items of a routine nature for approval:
 - A. Open discussion from the public
 - B. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 5/3/24

PLANNING AND ZONING DEPARTMENT

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, June 3rd, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9949, Nathaniel Thompson, zone change from residential estates to transitional agriculture, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township.
2. Application #9950, Marianna Inc, Preliminary Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township.
3. Application #9951, Marianna Inc, Final Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township.
4. Item from the Zoning Administrator: Review of proposed zoning regulations.
5. Items of a routine nature for approval:
 - A. Annual Review:
 - none
 - B. Approval of May meeting(s) minutes
 - C. Future meeting dates (6/24/24, 7/1/24, 8/5/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 5/17/24.

Saunders County Planning & Zoning
Saunders County Courthouse
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 1st, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9966, Yutan 92, LLC (Carson Stratman), Estates Provence- Lots 66-82, Final Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
2. Applications #9960, Eric Gottschalk, to construct 3 flood reduction dams as the first phase in the NRD's Wahoo Creek Flood Reduction Project, 13&15-15-5, Elk Township.
3. Application #9961, Curtis Hartshorn, bring in fill dirt to elevate property in floodplain, parcel number 003725000, 36-14-9, Marble Township.
3. Item from the Zoning Administrator: Add "Small Business" to definitions, Sections 1.03, Agriculture Zone, conditional uses, 6.01.03, and Transitional Agricultural Zone, conditional uses 6.02.03.
4. Item from the Zoning Administrator: Review of proposed zoning regulations.
5. Items of a routine nature for approval:
 - A. Annual Review:
 - Master Permit 9526- Denny Phelps- Commercial Equestrian Center
 - B. Approval of June meeting minutes
 - C. Future meeting dates (8/5/24, 9/9/24, 10/7/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 6/14/24

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, July 22nd, 2024, at 6:30 PM, on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Item from the Zoning Administrator: Review of proposed zoning regulations.
2. Items of a routine nature for approval:
 - A. Open discussion from the public
 - B. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 7/5/24

Saunders County Planning & Zoning
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, August 5, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9984, Ryan Lee, moving fill within floodplain to construct a wetland, Parcel ID 003297004, 4-12-9, Ashland Township.
2. Application #9966, Yutan 92, LLC (Carson Stratman), Estates Provence- Lots 66-82, Final Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
3. Item from the Zoning Administrator: Add “Small Business” to definitions, Sections 1.03, Agriculture Zone, conditional uses, 6.01.03, and Transitional Agricultural Zone, conditional uses 6.02.03.
4. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded.
5. Item from the Zoning Administrator: Review of proposed zoning regulations.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - MP# 8194 - Deb Dael – Commercial Dog Kennel
 - B. Approval of July meeting minutes
 - C. Future meeting dates (9/9/24, 10/7/24, 11/11/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 7.19.24

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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, September 9th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9966, Yutan 92, LLC (Carson Stratman), Estates Provence- Lots 66-82, Final Plat, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
2. Application #9989, Charlotte Worley, Zone Change from Transitional Agriculture to Residential Estates, W ½ Sw Sw , parcel number 001560001 ,3-13-7, Richland Township.
3. Application #1009, Heather Smith, replat application of lot 5, 3rd replat- Adams Wagon Trail Ranches First Addition 12-16-8 (8.33 ACRES) , parcel number 004146007, 2575 County Road 9, Leshara Township.
4. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded.
5. Item from the Zoning Administrator: Review of proposed zoning regulations.
6. Items of a routine nature for approval:
 - A. Annual Review:
 - MP# 6330- Doug Washburn- Commercial Dog Kennel
 - MP#8488- Kyle Kern- River Life Airboats
 - B. Approval of August meeting minutes
 - C. Future meeting dates (10/7/24, 11/11/24, 12/2/24)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Mitch Polacek
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Posted 8.23.24
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Saunders County Planning & Zoning
Saunders County Courthouse
433 N Chestnut St Suite 302
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Notice of Public Hearing

Notice is hereby given that the Saunders County Board of Adjustment will meet on Monday, October 7th, 2024, at 6:00PM in the old District Courtroom, on 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment.

Agenda

Discussion and consideration of possible action on the following:

1. Application #1019, Mike Royuk, encroach front setback, and exceed expansion limit of fifty percent of a non-conforming structure. 1204 County Road Y, Parcel number 002909500, 28-17-8, Pohocco Township.

2. Items of a routine nature for approval:
 - A. August Meeting Minutes
 - B. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 7/20/23.

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Saunders County Planning & Zoning
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, October 7th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #9989, Charlotte Worley, Zone Change from Transitional Agriculture to Residential Estates, W ½ Sw Sw, parcel number 001560001, 3-13-7, Richland Township.
2. Item from the Zoning Administrator: Review of proposed zoning regulations.
3. Items of a routine nature for approval:
 - A. Annual Review:
 - MP# 8909- Bruce Williams- Poultry CAFO
 - B. Approval of September meeting minutes
 - C. Future meeting dates (11/11/24, 12/2/24, 1/6/25)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 9.20.24

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Saunders County Planning & Zoning
Saunders County Courthouse
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Tuesday, November 12th, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Application #1032, Ralph Schnuelle, Small Business Truck Sales, Parts of the S ½ of the SE ¼, parcel number 003899000, 35-15-9, Union Township.
2. Application #1043, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would read as: both transferor and transferee's property must be in the same quarter section, or abutting properties in the same or adjacent section.
3. Application #1044, Andrew Broeker, Replat of Thomas Lakes Third Addition lots 17,18,19, and 46, parcel numbers 003381517, 003381518, 003381519, and 003381524. 18-13-10, Clear Creek Township.
4. Application #1045, Andrew Broeker, Replat of lot 5 Thomas Lakes third addition and out lot "A" Lake Allure first addition, parcel numbers 003381505, and 003374128, 18-13-10, Clear Creek Township.
5. Application #1046, Kirk Estee, Preliminary Plat of Platte Valley Acres, 25-14-9, Marble Township.
6. Application #1047, Kirk Estee, Final Plat of Platte Valley Acres, 25-14-9, Marble Township.
7. Item from the Zoning Administrator: Review of proposed zoning regulations.
8. Items of a routine nature for approval:
 - A. Annual Review:
 - MP# 7130- LPSNRD- Camp Ashland Fuse Plug Embankment
 - B. Approval of October meeting minutes
 - C. Future meeting dates (12/2/24, 1/6/25, 2/3/25)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

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Posted 10.25.24
Stephanie Reynolds
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Saunders County Planning & Zoning
Saunders County Courthouse
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Notice of Public Hearing

Notice is hereby given that the Saunders County Planning Commission will meet on Monday, December 2nd, 2024, at 6:30 PM on the 3rd floor at the Saunders County Courthouse, Wahoo, Nebraska. The meeting is open to the public for comment. For the convenience of the public, the Planning Commission reserves the right to revise the order of agenda.

Agenda

Discussion and consideration of possible action on the following:

1. Tabled item from the November 12th meeting: Application #1044, Andrew Broeker, Replat of Thomas Lakes Third Addition lots 17,18,19, and 46, parcel numbers 003381517, 003381518, 003381519, and 003381524. 18-13-10, Clear Creek Township.
2. Tabled item from the November 12th meeting: Application #1045, Andrew Broeker, Replat of lot 5 Thomas Lakes third addition and out lot "A" Lake Allure first addition, parcel numbers 003381505, and 003374128, 18-13-10, Clear Creek Township.
3. Application #1059, Chad Allington, dirt work in a flood plain, parcel number 003390000, 24-13-9, Clear Creek Township.
4. Application #1066, Cory O'Brien, amend zoning regulations to add Article 6, Section .01.05, #5, the new language would be added as a 5th bullet point and read as: For fractional sections: Both the transferor and transferee's property must be in the same quarter section, or abutting properties in the same, or adjacent section.
5. Application #1067, City of Ashland, amend zoning regulations Article 9 Section 9.07.01, all signs except Real Estate and Municipality signs shall be required to obtain a building permit from the Zoning Administrators office prior to installing said sign. Election signs shall be exempt.
6. Item from the Zoning Administrator: Review of proposed zoning regulations.
7. Items of a routine nature for approval:
 - A. Annual Review:
 - MP# 9322-Tracy Brown-Firearm Manufacturing
 - MP#9848-Nir Levin- Air Boat Manufacturing and Sales
 - B. Approval of November meeting minutes
 - C. Future meeting dates (1/6/25, 2/3/25, 3/3/25)
 - D. Open discussion from the public
 - E. Adjournment

An agenda for such meetings kept continuously current is available for review at the Planning & Zoning Office.

Posted 11.15.24

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