

PLANNING AND ZONING DEPARTMENT

Mitch Polacek
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SAUNDERS COUNTY COURTHOUSE
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Stephanie Reynolds
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PLANNING COMMISSION PROCEEDINGS

February 5, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, Wollen, Mayer, Smaus, and Treadway.

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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:31 pm, **Application #9865, Nathaniel Thompson, Amend Zoning Regulations, include metal fabrication/manufacturing in 6.04.03.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Wollen, seconded by Trutna to close the public hearing, at 6:43 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to Approve, **Application #9865, Nathaniel Thompson, Amend Zoning Regulations, include metal fabrication/manufacturing in 6.04.03.** Voting yes were Trutna, Treadway, Smaus, Mayer, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 6:50 pm, for **Application #9866, Charlotte Worley, zone change from transitional agriculture to residential estates, parcel number 001560001, 3-13-9, Richland Township.** Voting yes Smaus, Treadway, Mayer, Trutna, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Treadway, seconded by Trutna to close the public hearing, at 7:17 pm. Voting yes were Trutna, Sander, Curtis, Mayer, Smaus, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Sander seconded by Treadway, to Deny, intent of future use of ground does not meet current use of ground. **Application #9866, Charlotte Worley, zone change from transitional agriculture to residential estates, parcel number 001560001, 3-13-9, Richland Township.** Voting yes were Trutna, Treadway, Smaus, Sander, Curtis, and Wollen. Voting no was Mayer. Motion carried.

Motion by Smaus, seconded by Mayer to open the public hearing, at 7:24 pm, **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Treadway, Smaus, Mayer, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna to close the public hearing, at 7:44 pm. Voting yes were Mayer, Smaus, Treadway, Trutna, Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Trutna, to Deny, due to needing engineered drainage study. **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Sander, Treadway, Smaus and Wollen. Voting no were Mayer, and Curtis. Motion carried.

Motion by Wollen, seconded by Sander to Approve, **Master Permit #1718-Dolezal Sand & Gravel, Gravel Pumping Operation, Master Permit #2704-Larry Dolezal, Gravel Dredging, Master Permit #6990-Larry Dolezal, S&G at Wolf Lakes.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Mayer, seconded by Smaus to Deny, Failure to complete review application. **Master Permit #8905-Daniel Jimenez, Rancho Nuevo LLC.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Mayer, seconded by Treadway to Approve, **Master Permit #512-NEBCO, INC, Gravel Pumping Operation, Master Permit #7548- Western S&G, Sand & Gravel Extraction Operation.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Curtis, seconded by Smaus to Approve, **Master Permit #8821- Helena Agricultural, Fertilizer & Seed Operation.** Voting yes were Trutna, Mayer, Smaus, Treadway, Sander, Wollen, and Curtis. Motion carried.

Motion by Trutna, seconded by Wollen, to Approve the December meeting minutes. Voting yes were Curtis, Trutna, Sander, and Wollen. Mayer, Smaus, and Treadway abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (2/5/24, 3/4/24, 4/1/24)

Sander, adjourned meeting. Meeting adjourned at 8:36 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

February 26th, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, Wollen, Mayer, Smaus, and Treadway.

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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Wollen, seconded by Treadway to open the public hearing, at 6:31 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 8:55 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (3/4/24, 3/18/24, 4/1/24, 4/15/24, 5/6/24)

Motioned by Treadway, second by Smaus to adjourned meeting. Meeting adjourned at 8:57 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

March 4th, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, Wollen, and Mayer. Treadway arrived at 6:33PM. Smaus 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm, **Application #9893, Blake Keiser, storage building(s) surface parking storage, parcel number 00354850, 780 county road 5, 10-13-9 Clear Creek Township.** Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

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

Motion by Mayer, seconded by Treadway, to Table **Application #9893, Blake Keiser, storage building(s) surface parking storage, parcel number 00354850, 780 county road 5, 10-13-9 Clear Creek Township.** Voting yes were Trutna, Treadway, Mayer Sander, Curtis, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Trutna, to Approve the February meeting(s) minutes. Voting yes were Curtis, Trutna, Sander, and Wollen. Mayer, and Treadway abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (3/18/24, 4/1/24, 4/15/24, 5/6/24)

Motion By Trutna, second by Sander meeting adjourned at 9:24 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

March 18th, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Curtis, Wollen, Mayer, Smaus, and Treadway. Sander 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 mailed 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 Vice 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). Vice Chairperson Trutna called the meeting to order at 6:30P.M.

Motion by Smaus, seconded by Mayer to open the public hearing, at 6:31 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Smaus, Trutna, Curtis, Treadway, and Wollen. Voting no were none. Motion carried. Sander not present/voting.

Motion by Mayer, seconded by Smaus to close the public hearing, at 8:37 pm. Voting yes were Mayer, Smaus, Trutna, Curtis, Treadway, and Wollen. Voting no were none. Motion carried. Sander not present/voting.

Motioned by Wollen, second by Trutna to adjourned meeting. Meeting adjourned at 8:41 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

April 1st, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, and Wollen, Mayer, and Smaus. 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Trutna, second by Mayer to table per applications request. **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.** Voting yes were Wollen, Curtis, Sander, Trutna, Smaus, and Mayer. Voting no were none. Treadway was absent. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:32 pm, **Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, and Wollen. Voting no were none. Treadway was absent. Motion carried.

Motion by Mayer, seconded by Smaus to close the public hearing, at 7:33 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, and Wollen. Voting no were none. Treadway was absent. Motion carried.

Motion by Wollen, seconded by Trutna, to table **Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township.** Voting yes were Trutna, Smaus, Mayer Sander, Curtis, and Wollen. Voting no were none. Treadway was absent. Motion carried.

Applicant not present

Motion by Sander seconded by Curtis, to table, Application #9912, Daniel Jimenez, Equine show/rodeos/musical events, parcel number 003600000, 940 county road 3, 31-14-10, Marble Township. Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, and Wollen. Voting no were none. Treadway was absent. Motion carried.

Motion by Mayer, seconded by Trutna, to Approve the March 4th meeting minutes. Voting yes were Curtis, Trutna, Sander, Mayer, and Wollen. Smaus abstained. Voting no were none. Treadway was absent. Motion carried.

Motion by Mayer, seconded by Smaus, to Approve the March 18th meeting minutes. Voting yes were Curtis, Trutna, Smaus, Mayer, and Wollen. Sander abstained. Voting no were none. Treadway was absent. Motion carried.

The Planning Commission reviewed future meeting dates: (4/22/24, 5/6/24, 6/3/24)

Motion to adjourn by Wollen second by Trutna. Meeting adjourned at 8:04 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

April 22nd, 2024

Pursuant to adjournment, the Planning Commission met with Trutna, Sander, Curtis, Wollen, and Mayer. Smaus and Treadway were 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:31 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Voting no were none. Smaus and Treadway were absent. Motion carried.

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

Motioned by Sander to adjourned meeting. Meeting adjourned at 8:56 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS

May 6th, 2024

Pursuant to adjournment, the Planning Commission met with Treadway, Sander, Trutna, Curtis, Wollen, Mayer, and Smaus.

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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Application #9910, Nathaniel Thompson, conditional use for welding and fabrication business, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township. Was nullified as the Saunders County Board rescinded previous application to amend county residential estates regulations to include metal fabrication/manufacturing in 6.04.03 on April 23, 2023.

Application #9912, Daniel Jimenez, Equine show/rodeos/musical events, parcel number 003600000, 940 county road 3, 31-14-10, Marble Township. This application was revoked per the applicant's request.

Motion by Smaus, seconded by Trutna to open the public hearing, at 6:33 pm. **Application #9932, Jason Yager, Replat lot 65 Thomas Lakes, parcel number 003436706, 238 South River Road, 18-13-10, Clear Creek Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:36 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Trutna, to Approve **Application #9932, Jason Yager, Replat lot 65 Thomas Lakes, parcel number 003436706, 238 South River Road, 18-13-10, Clear Creek Township.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:37 pm. **Application # 9925. Ralph Schnuelle, county wide amendment to zoning regulations, 6.02.03 to include truck sales.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Smaus, seconded by Mayer to close the public hearing, at 6:42 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Treadway, to Deny activity at this location does not fall within the guidelines of Transitional agriculture zone/district. **Application # 9925. Ralph Schnuelle, county wide amendment to zoning regulations, 6.02.03 to include truck sales.** Voting yes were Smaus, Trutna, Sander, Curtis, Treadway, Wollen. Voting no was Mayer. Motion carried.

Motion by Mayer, seconded by Smaus to open the public hearing, at 6:45 pm. **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. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Sander to close the public hearing, at 6:51 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Wollen, to Approve **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.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Mayer to open the public hearing, at 6:53 pm. **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Smaus, seconded by Treadway to close the public hearing, at 7:02 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Smaus, to Approve **Application #9867, Kirk Estee, zone change from transitional agriculture to residential estates, parcel number 003617000, 25-14-9, Marble Township.** Voting yes were Trutna, Smaus, Mayer, Sander, Curtis, and Treadway. Voting no was Wollen. Motion carried.

Motion by Trutna, seconded by Smaus to open the public hearing, at 7:05 pm. **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.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to close the public hearing, at 8:01 pm. Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer, to Approve **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.** On the condition the following, be addressed; fire suppression, access issues be resolved, and address increase of nonresidential vehicles (County Road L). Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Voting no was Smaus. Motion carried.

Motioned by Trutna, second by Mayer to approve and request to remove annual review of **Master Permit #9214 Champion Feeders-Feedlot.** Voting yes were Mayer, Smaus, Trutna, Sander, Curtis, Treadway, and Wollen, voting no were none. Motion carried.

Motion by Wollen, seconded by Smaus, to Approve the April 1st meeting minutes. Voting yes were Curtis, Trutna, Sander, Mayer, Smaus, and Wollen. Treadway abstained. Voting no were none. Motion carried.

Motion by Wollen, seconded by Mayer, to Approve the April 22nd meeting minutes. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Treadway, and Smaus abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (5/20/24, 6/3/24, 7/1/24, 8/5/24)

Motion to adjourn by Wollen second by Trutna. Meeting adjourned at 8:24 PM

Zoning Administrator

Date

Planning Commission Chair

Date

PLANNING AND ZONING DEPARTMENT

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PLANNING COMMISSION PROCEEDINGS

May 20th, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:32 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Smaus was absent. Motion carried.

Motioned by Sander to adjourned meeting. Meeting adjourned at 9:04 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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Saunders County Courthouse
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PLANNING COMMISSION PROCEEDINGS
May 6th , 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Treadway, and Wollen. Curtis arrived at 6:33PM. Smaus 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm. Application #9950, Marianna Inc, Preliminary Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Smaus, and Curtis were absent. Voting no were none. Motion carried.

Motion by Treadway, seconded by Mayer to close the public hearing, at 6:42 pm. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Curtis abstained. Smaus was absent Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer, to approve Application #9950, Marianna Inc, Preliminary Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township. Voting yes were Trutna, Sander, Treadway, Mayer. Voting no was Wollen. Curtis abstained. Smaus was absent. Motion carried.

Motion by Curtis, seconded by Trutna to open the public hearing, at 6:38 pm. Applications #9951, Marianna Inc, Final Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to close the public hearing, at 6:41 pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Sander, seconded by Mayer, to Approve, Applications #9951, Marianna Inc, Final Plat, 3rd addition, parcel number 002363501, 24-17-7, North Cedar Township. Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

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Motion by Wollen, seconded by Trutna to open the public hearing, at 6:42 pm, Application #9949, Nathaniel Thompson, zone change from residential estates to transitional agriculture, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to close the public hearing, at 7:22 pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to Deny as a non-conforming use less than 3 acres. Application #9949, Nathaniel Thompson, zone change from residential estates to transitional agriculture, parcel number 003034500, 1147 Riverview Road, 34-17-8, Pohocco Township. Voting yes were Trutna, Mayer, Sander, Treadway, and Wollen. Smaus was absent. Voting no was Curtis. Motion carried.

Motion by Curtis, seconded by Treadway, to Approve the May 6th and May 24th meeting(s) minutes. Voting yes were Curtis, Trutna, Sander, Mayer, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/1/24, 8/5/24, 9/9/24)

Motion to adjourn by Curtis second by Sander. Meeting adjourned at 8:21 PM

Zoning Administrator	Date	Planning Commission Chair	Date
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PLANNING COMMISSION PROCEEDINGS
July 1st, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Applicant requested to be tabled for the August 5th, 2024 Planning Commission Meeting. Applicant not present.

Motion by Curtis, seconded by Mayer to table 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. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:32 pm. Application #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. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Treadway, seconded by Trutna to close the public hearing, at 6:48 pm. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Sander, seconded by Trutna, to approve 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. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Trutna, seconded by Treadway to open the public hearing, at 6:49pm. Application #9961, Curtis Hartshorn, bring in fill dirt to elevate property in floodplain, parcel number 003725000, 36-14-9, Marble Township. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

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Motioned by Trutna, seconded by Mayer to close the public hearing, at 6:57pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Curtis, to Approve, Application #9961, Curtis Hartshorn, bring in fill dirt to elevate property in floodplain, parcel number 003725000, 36-14-9, Marble Township. Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Sander, seconded by Wollen to table 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. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Sander , seconded by Mayer to approve Master Permit #9526, Dennie Phelps, Commercial Equestrian Center. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Treadway, to Approve the June meeting minutes. Voting yes were Curtis, Trutna, Sander, Mayer, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/22/24, 8/5/24, 9/9/24)

Motion to adjourn by Trutna, seconded by Curtis. Meeting adjourned at 7:24 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING AND ZONING DEPARTMENT

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PLANNING COMMISSION PROCEEDINGS

July 22nd, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Curtis, and Wollen. Treadway and Smaus were 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:32 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Voting no were none. Treadway and Smaus were absent. Motion carried.

Motioned by Wollen and seconded by Curtis to close public hearing and adjourn meeting. Voting yes were Mayer, Trutna, Sander, Curtis, and Wollen. Treadway and Smaus were absent. Meeting Adjourned at 8:46PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS
August 5th, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 pm. Application #9984, Ryan Lee, moving fill within floodplain to construct a wetland, Parcel ID 003297004, 4-12-9, Ashland Township. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:40 pm. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Curtis abstained. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Wollen, to approve. Application #9984, Ryan Lee, moving fill within floodplain to construct a wetland, Parcel ID 003297004, 4-12-9, Ashland Township. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Applicant requested to be tabled for the September 9th, 2024 Planning Commission Meeting. Applicant not present.

Motion by Mayer, seconded by Treadway to table 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. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to open the public hearing, at 7:04 pm. 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. Voting yes were Mayer, Trutna, Sander, Cutis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

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

Motion by Mayer, seconded by Treadway, to approve the definition of small business as three or fewer full-time employees or equivalent. 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. Voting yes were Mayer, Trutna, Sander, Cutis, and Treadway. Smaus was absent. Voting no was Wollen. Motion carried.

Motion by Trutna, seconded by Curtis to open the public hearing, at 7:11pm. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Curtis, seconded by Mayer to close the public hearing, at 7:16pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Curtis, to table, to gather more information from other counties. Item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Trutna, Mayer, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to table, item from the Zoning Administrator Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Trutna , seconded by Mayer to approve and remove from annual review due to state oversight and no complaints. Master Permit# 8194 Deb Dauel Commercial Dog Kennel. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Smaus was absent. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen, to Approve the July meeting minutes. Voting yes were Curtis, Trutna, Sander, Mayer, and Wollen. Smaus was absent. Treadway abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (9/9/24, 10/7/24, 11/11/24)

Motion to adjourn by Trutna, seconded by Treadway. Meeting adjourned at 8:29 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS
September 9th, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:30 pm 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. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Trutna, seconded by Curis to close the public hearing, at 6:34 pm. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Curtis, seconded by Sander, to approve 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. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Applicant not present.

Motion by Sander, seconded by Mayer to table Application #9989, Charlotte Worley, Zone Change from Transitional Agriculture to Residential Estates, W ½ SW SW , parcel number 001560001 ,3-13-7, Richland Township. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

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Motion by Mayer, seconded by Trutna to open the public hearing, at 6:39 pm 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. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Curtis, seconded by Hall to close the public hearing, at 8:05 pm. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Curtis, to table 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. Motion failed due to no second.

Motion by Sander to table 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. Sander requested that a detailed draft including device location, and anticipated installation date be presented by Yutan fire department. Motion failed due to no second.

Motion by Sander second by Curtis to table 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. Sander requested that a detailed draft including device location, and anticipated installation date be presented by Yutan fire department. Voting yes were Sander, and Curtis. Treadway and Wollen were absent. Voting no were Mayer, Hall, and Trutna. Motion not carried.

Motion by Mayer, seconded by Curtis, to approve 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, on the condition that they include provisions agreed to by the Yutan Fire Department, regarding fire safety within the subdivision. Voting yes were Mayer, Hall, Trutna, and Curtis. Treadway and Wollen were absent. Voting no was Sander. Motion carried.

Motion by Trutna, seconded by Mayer to open the public hearing, at 8:25pm, for item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

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Motioned by Mayer, seconded by Hall to close the public hearing, at 8:31pm. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to deny, and leave as is, item from the Zoning Administrator: Waiving application fees for agencies that are tax funded. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to approve Master Permit #6330 Doug Washburn, Commercial Dog Kennel. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis to approve Master Permit #8488 Kyle Kern, River Life Airboats. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Sander, seconded by Trutna, to Approve the August meeting minutes. Voting yes were Mayer, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Hall abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (10/7/24, 11/11/24, 12/2/24)

Motion to adjourn by Sander, seconded by Mayer. Meeting adjourned at 8:42 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS
October 7th, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Curtis, Treadway and Wollen. Hall 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:31 Application #9989, Charlotte Worley, Zone Change from Transitional Agriculture to Residential Estates, W ½ Sw Sw, parcel number 001560001, 3-13-7, Richland Township. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway and Wollen. Hall was absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Treadway to close the public hearing, at 7:06 pm. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway and Wollen. Hall was absent. Voting no were none. Motion carried.

Motion by Sander, seconded by Treadway , to deny Application #9989, Charlotte Worley, Zone Change from Transitional Agriculture to Residential Estates, W ½ Sw Sw, parcel number 001560001, 3-13-7, Richland Township, doesn't meet the comprehensive plan of Saunders County and is spot zoning. Voting yes were Wollen, Treadway, Curtis, Sander, and Trutna. Hall was absent. Voting was Mayer. Motion carried.

Motion by Trutna, seconded by Mayer to open public hearing, at 7:15 pm, Item from the Zoning Administrator: Review of proposed zoning regulations. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Hall was absent. Motion carried.

Motion by Mayer seconded by Trutna to close public hearing at 8:54PM, voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Hall was absent. Motion carried

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Motion by Sander, seconded by Curtis to approve Master Permit #8909 Bruce Williams, Poultry CAFO. Voting yes were Trutna, Sander, Curtis, Treadway and Wollen. Mayer abstained. Hall was absent. Voting no were none. Motion carried.

Motion by Trutna, seconded by Curtis, to Approve the September meeting minutes. Voting yes were Mayer, Trutna, Sander, and Curtis. Treadway and Wollen abstained. Hall was absent. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (11/11/24, 12/2/24, 1/6/25)

Motion to adjourn by Wollen, seconded by Treadway. Meeting adjourned at 9:02 PM

_____	_____	_____	_____
Zoning Administrator	Date	Planning Commission Chair	Date

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BOARD OF ADJUSTMENT PROCEEDINGS
October 14th, 2024

Pursuant to adjournment, the Board of Adjustment met with Gabel, Simanek, Trutna, Curtis, and Thomas.

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 mailed to all members of the Board 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). Chairperson Trutna called the meeting to order at 6:00 P.M.

Motion by Thomas, seconded by Curtis to open the public hearing, at 6:02pm, for **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.** Voting yes were Gabel, Simanek, Thomas, Curtis, and Trutna. Voting none were none. Motion carried.

Motion by Curtis, second by Thomas to close the public hearing, at 6:18pm. Voting yes were Simanek, Thomas, Curtis, Trutna, and Gabel. Voting no were none. Motion carried.

Motion by Curtis, second by Thomas Deny **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.** The Nebraska State Statue 23-168.03 was not met. Voting yes were Thomas, Simanek, Curtis, Trutna, and Gabel. Voting no were none. Motion carried.

Motion by Gabel, seconded by Trutna, to Approve the August meeting minutes. Voting yes were Curtis, Trutna, Gabel, Simanek, and Thomas. Voting no were none. Motion carried.

Proceedings of the foregoing meeting were recorded and are on file in the Zoning office. All items considered by the Board of Adjustment were included in the agenda, published, and posted prior to said meeting.

Motion to adjourn by Simanek, seconded by Trutna. Meeting adjourned at 6:27 PM

Zoning Administrator

Date

Board of Adjustment Chair

Date

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PLANNING COMMISSION PROCEEDINGS
November 12th, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Hall, Trutna, Sander, Curtis, 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing at 6:31pm, Application #1032, Ralph Schnuelle, Small Business Truck Sales, Parts of the S ½ of the SE ¼, parcel number 003666000, 3-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

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

Motion by Curtis, seconded by Trutna, to approve with annual review Application #1032, Ralph Schnuelle, Small Business Truck Sales, Parts of the S ½ of the SE ¼, parcel number 003666000, 3-14-9, Marble Township. Voting yes were Sander, Trutna, Hall, Mayer, Wollen, Treadway, and Curtis. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:41 pm, 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Curtis, seconded by Wollen to close the public hearing, at 6:48 pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

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Motion by Mayer, seconded by Trutna to deny 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. Voting yes were Curtis, Treadway, Wollen, Mayer, Hall, Trutna, Sander. Voting no were none. Motion carried.

Motion by Treadway, seconded by Hall to open the public hearing, at 7:04pm, 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to close the public hearing, at 7:11pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to table, 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. Voting yes were Treadway, Curtis, Sander, Trutna, Hall, Mayer, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to open the public hearing, at 7:15pm 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Hall to close the public hearing, at 7:23pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Sander, to table, 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. Voting yes were Treadway, Curtis, Sander, Trutna, Hall, Mayer, and Wollen. Voting no were none. Motion carried.

Motion by Trutna, seconded by Curtis to open the public hearing, at 7:25pm, Application #1046, Kirk Estee, Preliminary Plat of Platte Valley Acres, Parcel number 003617000, 25-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

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Motioned by Treadway, seconded by Trutna to close the public hearing, at 7:30pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis, to approve, Application #1046, Kirk Estee, Preliminary Plat of Platte Valley Acres, Parcel number 003617000, 25-14-9, Marble Township Voting yes were Mayer, Wollen, Treadway, Curtis, Sander, Trutna, and Hall. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to open the public hearing, at 7:33pm Application #1047, Kirk Estee, Final Plat of Platte Valley Acres, parcel number 003617000, 25-14-9, Marble Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

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

Motion by Sander, seconded by Mayer, to approve, Application #1047, Kirk Estee, Final Plat of Platte Valley Acres, parcel number 003617000, 25-14-9, Marble Township. Voting yes were Hall, Trutna, Sander, Curtis. Voting no were none. Motion carried.

Motion by Sander, seconded by Curtis to approve Master Permit #7130 LPSNRD, Camp Ashland Fuse Plug Embankment. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis. Treadway and Wollen were absent. Voting no were none. Motion carried.

Motion by Wollen, seconded by Curtis, to Approve the August meeting minutes. Voting yes were Mayer, Trutna, Sander, Curtis, Treadway, and Wollen. Hall abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (12/2/24, 1/6/25, 2/3/25)

Motion to adjourn by Treadway, seconded by Curtis. Meeting adjourned at 8:34 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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PLANNING COMMISSION PROCEEDINGS
December 2nd, 2024

Pursuant to adjournment, the Planning Commission met with Mayer, Hall, Trutna, Sander, Curtis, 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 mailed 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). Chairperson Sander called the meeting to order at 6:30P.M.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:33 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Applicant not present.

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

Motion by Sander, seconded by Curtis, to deny 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, due to the inaccuracy on signature page. Voting yes were Wollen, Treadway, Curtis, Sander, and Hall. Voting no were Mayer and Trutna. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:38 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Applicant not present.

Motion by Mayer, seconded by Trutna to close the public hearing, at 6:39 pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

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Motion by Sander, seconded by Trutna, to deny 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, inconsistent and incorrect information on application. Voting yes Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no was Mayer. Motion carried.

Motion by Treadway, seconded by Mayer to open the public hearing, at 6:41 pm Application #1059, Chad Allington, dirt work in a flood plain, parcel number 003390000, 24-13-9, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Treadway, seconded by Hall to close the public hearing, at 6:51 pm. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Curtis, to table Application #1059, Chad Allington, dirt work in a flood plain, parcel number 003390000, 24-13-9, Clear Creek Township. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna to open the public hearing, at 6:58 pm 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. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen were absent. Voting no were none. Motion carried.

Motioned by Mayer, seconded by Treadway to close the public hearing, at 6:59pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway, and Wollen. Voting no were none. Motion carried.

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

Motion by Mayer, seconded by Hall to open the public hearing, at 7:01 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 . Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to close the public hearing, at 7:10 pm. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

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Motion by Sander, Mayer by Curtis, to approve 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 . Voting yes were Wollen, Treadway, Curtis, Sander, Trutna, Hall and Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway to approve Master Permit #9322 Tracy Brown, Firearm Manufacturing. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Hall to approve Master Permit #9848 Nir Levin, Airboat manufacturing and sales. Voting yes were Mayer, Hall, Trutna, Sander, and Curtis, Treadway Wollen. Voting no were none. Motion carried.

Item from the Zoning Administrator: Review of proposed zoning regulations. No action taken.

Motion by Wollen, seconded by Treadway, to Approve the November meeting minutes. Voting yes were Mayer, Hall, Trutna, Sander, Curtis, Treadway and Wollen. Voting no were none. Motion carried.

Motion by Mayer, seconded by Treadway, to Reappoint Chairperson Sander. Voting yes were Mayer, Hall, Trutna, Curtis, Treadway and Wollen. Sander abstained. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (1/6/25, 2/3/25, 3/3/25)

Motion to adjourn by Treadway, seconded by Sander. Meeting adjourned at 7:52 PM

Zoning Administrator

Date

Planning Commission Chair

Date

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