

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

PLANNING COMMISSION PROCEEDINGS
June 1, 2026

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Nelson, and Wollen. Hall and Treadway were absent. Nelson was tardy and arrived at 6:31pm.

Notice of the meeting was given in advance by published notice in a legal newspaper as shown by proof of publication on file in the Zoning Office. Notice of the meeting was emailed to all members of the Commission and their acknowledgement of receipt of notice and agenda is on file. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public, except when in closed/executive session where noted.

The Chairperson informed the public of the location of the posting of the Open Meetings Act (84-1407 to 84-1414 as amended by LB 898 2006). Chairman Sander called the meeting to order at 6:30 P.M.

Motion by Mayer, seconded by Trutna, to open the public hearing for Application #1383, by Douglas Ritthaler, borrow pit operation, parcel ID#003132500, 27-16-8, Pohocco Township, at 6:31pm. Voting yes were Wollen, Mayer, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen, to close the public hearing at 6:49pm. Voting yes were Trutna, Sander, Nelson, Wollen, and Mayer. Voting no were none. Motion carried.

Motion to approve by Mayer, seconded by Nelson, Application #1383, by Douglas Ritthaler, borrow pit operation, parcel ID#003132500, 27-16-8, Pohocco Township, on the following conditions:

- Application be put on annual review
- Obtain a SWPP permit from the Nebraska Department of Water, Environment, and Energy
- Cooperate with the Saunders County Highway Superintendent regarding the road condition
- Use dust suppression, as appropriate, during periods of high traffic
- Total soil exported from the site not to exceed 15,000 yards annually

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

Motion by Mayer, seconded by Trutna, to open the public hearing for Application #1392, by Michael Rasmussen, rezone from Agricultural (AG-1) to Residential Estates (RE), parcel ID#004028000 & #004028503, 31-16-9, Leshara Township, at 7:10pm. Voting yes were Wollen, Mayer, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion by Trutna, seconded by Sander, to close the public hearing at 7:28pm. Voting yes were Trutna, Sander, Nelson, Wollen, and Mayer. Voting no were none. Motion carried.

Mitch Polacek
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Motion to deny by Nelson, seconded by Wollen, Application #1392, by Michael Rasmussen, rezone from Agricultural (AG-1) to Residential Estates (RE), parcel ID#004028000 & #004028503, 31-16-9, Leshara Township, for the following reasons:

- The proposed area needs to be closer to a highway, and more in line with the Saunders County Comprehensive Plan
- There are numerous lots available for purchase in the area
- Need to wait for the proposed regulations to be adopted

Voting yes were Nelson, Wollen, Trutna, and Sander. Voting no was Mayer. Motion carried.

Motion by Trutna, seconded by Mayer, to open the public hearing for Application #1393, by James Boelter, move fill within the floodplain and install culvert, 1351 County Road Y, parcel ID#002922501, 32-17-8, Pohocco Township, at 7:38pm. Voting yes were Wollen, Mayer, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to close the public hearing at 7:51pm. Voting yes were Sander, Nelson, Wollen, Mayer, and Trutna. Voting no were none. Motion carried.

Motion to Approve by Mayer, seconded by Nelson, Application #1393, by James Boelter, move fill within the floodplain and install culvert, 1351 County Road Y, parcel ID#002922501, 32-17-8, Pohocco Township. Voting yes were Wollen, Mayer, Trutna, Sander, and Nelson. Voting no were none. Motion carried.

Motion to approve the May 4, 2026 meeting minutes by Wollen, seconded by Trutna. Voting yes were Wollen, Nelson, and Trutna. Abstaining were Sander and Mayer. Voting no were none. Motion not carried.

Motion to table the May 4, 2026 meeting minutes by Sander, seconded by Mayer. Voting yes were Mayer, Trutna, Sander, Nelson, and Wollen. Voting no were none. Motion carried.

The Planning Commission reviewed future meeting dates: (7/6/26, 8/3/26, 8/31/26)

Bethany Graham addressed the Planning Commission regarding the price of each load of soil being removed from the Ritthaler's borrow pit operation, the possibility of her starting up a wedding event center, and the Highway 77 expansion project.

Motion to adjourn by Nelson, seconded by Wollen, at 8:15pm.

Zoning Administrator

Date

Planning Commission Chair

Date

Mitch Polacek
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