

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

PLANNING COMMISSION PROCEEDINGS
July 6, 2026

Pursuant to adjournment, the Planning Commission met with Mayer, Trutna, Sander, Treadway, and Wollen. Hall and Nelson 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 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 Trutna, seconded by Mayer, to open the public hearing for Application #1404, by Joel and Rachel Woita, Cavalier Ridge Preliminary Plat, Parcel ID# 001931001, 11-14-7, Stocking Township, at 6:31pm. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Voting no were none. Motion carried.

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

Motion to approve by Sander, seconded by Treadway, Application #1404, by Joel and Rachel Woita, Cavalier Ridge Preliminary Plat, Parcel ID# 001931001, 11-14-7, Stocking Township. Voting yes were Wollen, Mayer, Trutna, Sander, and Treadway. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen, to open the public hearing for Application #1405, by Joel and Rachel Woita, Cavalier Ridge Final Plat, Parcel ID# 001931001, 11-14-7, Stocking Township, at 6:38pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

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

Motion to approve by Mayer, seconded by Sander, Application #1405, by Joel and Rachel Woita, Cavalier Ridge Final Plat, Parcel ID# 001931001, 11-14-7, Stocking Township. Voting yes were Mayer, Trutna, Sander, Treadway, and Wollen. Voting no was Mayer. Motion carried.

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Motion by Treadway, seconded by Trutna, to open the public hearing for Application #1419, by Thomas Family Trust, Thomas Lakes 6th Addition, preliminary plat, 7-13-10, Clear Creek Township, at 6:41pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

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

Motion to Approve by Sander, seconded by Treadway, Application #1419, by Thomas Family Trust, Thomas Lakes 6th Addition, preliminary plat, 7-13-10, Clear Creek Township. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to open the public hearing for Application #1420, by Thomas Family Trust, Thomas Lakes 6th Addition, final plat, 7-13-10, Clear Creek Township, at 7:09pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

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

Motion to Approve by Sander, seconded by Treadway, Application #1420, by Thomas Family Trust, Thomas Lakes 6th Addition, final plat, 7-13-10, Clear Creek Township. Voting yes were Trutna, Sander, Treadway, Wollen and Mayer. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to open the public hearing for Application #1421, by Jason Heitritter, reception venue, Parcel ID# 001452000, 21-17-6, Morse Bluff Township, at 7:16pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

Motion by Wollen, seconded by Mayer, to close the public hearing at 7:41pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

The application was tabled, due to a request for further information regarding:

- Traffic and road maintenance
- Hours of operation
- Insurance coverage
- Alcohol policy
- Noise
- Lighting
- Building plans
- Floodplain development

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- Coordination with neighbors
- Life safety concerns

Motion to Table by Mayer, seconded by Treadway, Application #1421, by Jason Heitritter, reception venue, Parcel ID# 001452000, 21-17-6, Morse Bluff Township. Voting yes were Sander, Treadway, Wollen, Mayer, and Trutna. Voting no were none. Motion carried.

Motion by Mayer, seconded by Trutna, to open the public hearing for Application #1422, by Lower Platte North Natural Resource District, construct 3 earthen dams, as part of the LPNNRD's Wahoo Creek Watershed Flood Reduction Project, 30-14-7, 12-14-5, and 23-14-5, Stocking Township, Newman Township, and Newman Township, respectively, at 7:54pm. Voting yes were Treadway, Wollen, Mayer, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Wollen, seconded by Mayer, to close the public hearing at 8:10pm. Voting yes were Trutna, Sander, Treadway, Wollen, and Mayer. Voting no were none. Motion carried.

Motion to Approve by Sander, seconded by Mayer, Application #1422, by Lower Platte North Natural Resource District, construct 3 earthen dams, as part of the LPNNRD's Wahoo Creek Watershed Flood Reduction Project, 30-14-7, 12-14-5, and 23-14-5, Stocking Township, Newman Township, and Newman Township, respectively. Voting yes were Treadway, Wollen, Mayer, Trutna, and Sander. Voting no were none. Motion carried.

Motion by Trutna, seconded by Wollen, to approve the June 1 meeting minutes. Voting yes were Wollen, Mayer, Truta, and Sander. Voting no were none. Abstaining was Treadway. Motion carried.

The Planning Commission reviewed future meeting dates: (8/3/26, 8/31/26, 10/5/26)

Weston Engel addressed the Planning Commission during open discussion regarding guidance on a building permit for a non-conforming parcel.

Motion to adjourn by Treadway, seconded by Wollen, at 8:48pm.

Zoning Administrator

Date

Planning Commission Chair

Date

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