



# Saunders County Planning and Zoning Minutes



## PLANNING COMMISSION PROCEEDINGS

April 4<sup>th</sup>, 2016

Pursuant to adjournment, the Planning Commission met with Proskovec, Rezac, Starns, McEvoy, Trutna, and E. Nelson. Member N. Nelson 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 Chairman 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 Proskovec called the meeting to order at 7:30 P.M.

Public hearing was held regarding application #8086 by Nathaniel Buss of Olsson Associates and Paul Davis: proposed use for storage building with small repair shop for minor work, sales of lake/boating accessories, Section 13-13-9 Clear Creek Township.

Nate Buss presented an image of the proposed buildings, 30 feet further to the south since the last meeting. It also featured 50% more deciduous and coniferous trees. Lezlie Thomas spoke in opposition to the placement of the buildings. She stated that swapping the locations of the two buildings would make it more visually appealing and would aid in retaining the property value. Gregory Garside stated that opinions about the proposed structure are equal for and against. Jerry Schofield spoke in approval of the proposed structure.

Motion to **approve** application #8086 by McEvoy, seconded by Nelson. Voting yes: Trutna, Rezac, Starns, Nelson, Proskovec. Voting no: None. Motion carried.

Public hearing was held regarding application #8116 by Big Sandy/Mark Portz to rezone approximately 34.8 acres from Agricultural (Ag-1) to Transitional Agricultural District with a proposed use for boat storage facility, fully enclosed, separate units, Section 12-13-9, Clear Creek Township.

Mark Portz presented an image of the proposed building site. He stated that it would be located on 6 acres, in a self-contained building, 15'-17' in height. His intent is to have the facility exclusive to Big Sandy homeowners. It will be a gated facility as well. Due to its location, there was also a discussion about the amount of fill required to bring the facility above the flood plain.

Motion to **approve** application #8116 by Starns, seconded by McEvoy. Voting yes: Rezac, Starns, McEvoy, Nelson, Proskovec, Trutna. Voting no: None. Motion carried.

Public hearing was held regarding application #8117 by Brian Reid of Reid's Farmacy to relocate facility which sells chemicals and fertilizer and completes custom applications for farmers, Section 5-13-9 Clear Creek.

Brian Reid stated that his operation has outgrown his current facility and this location would best suite his needs. Due to an email from Dave Hunt, a neighbor, Brian addressed many issues ranging from ground water contamination to road wear and tear. He stated that the facility would be gated, with chain link fence and security cameras. Gene Erickson spoke in opposition, stating that he already has to test his drinking water monthly and did not to worry about this as well. Brian reassured Gene that the facility is fully enclosed and that the EPA has contact with him regularly. Steve Hanson spoke in opposition, stating that the facility will be unsightly and does not want a commercial business on his route to Ashland. Dan Smith spoke in opposition as well, as he was worried about tax increase to maintain the primary route to the facility.

Due to the fact that all of the neighbors live to the west of the facility, McEvoy asked if Brian Reid would be willing to keep traffic to the west at a minimum, and take the road east to Highway 66 as the primary trucking route. Brian agreed. The application was approved provided that Reid's Farmacy abides by this condition.



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Motion to **approve** application #8117 by Starns, seconded by McEvoy. Voting yes: McEvoy, Nelson, Proskovec, Trutna, Rezac and Starns. Voting no: None. Motion carried.

Motion by Proskovec, seconded by McEvoy to **approve** the annual reviews for:  
Jeff Ferrin.: MP#3422 Compost Lawn & Garden Debris (12-13-9)  
Blue River Regulators: MP#5522 Gun Club, Shooting Range (31-14-5)  
Voting yes: Nelson, Proskovec, Trutna, Rezac, Starns, Mcevoy. Voting no: none. Motion carried.

Motion by Starns, seconded by McEvoy, to **approve** the minutes of March 7<sup>th</sup> meeting.  
Voting yes: Rezac, Starns, McEvoy, Nelson, Proskovec. Voting no: None. Trutna abstained. Motion carried.  
The Planning Commission reviewed future meeting dates: (5/2/2016, 6/6/2016, and 7/11/2016)

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

Motion by McEvoy, seconded by Starns, to declare meeting adjourned. Voting yes: Trutna, Rezac, Starns, McEvoy, Nelson, Proskovec. Voting no: None. Motion carried. Meeting adjourned at 9:07 PM.

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Zoning Administrator	Date	Planning Commission Chair	Date
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