

EXTRACT FROM MINUTES OF PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA, HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE **9th DAY OF SEPTEMBER IN 2025, AT 7:00 pm.**

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to all members of the Yutan Planning Commission, and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:04 p.m. by Chairperson Vandenack. Planning Commissioners Gay, Shea, and Vandenack were present; alternate member Ryan Chapman was present and voting.

Vandenack informed all individuals present of the location of the Open Meetings Act.

1. Approval of the meeting minutes for July 2025.
 - a. Motion to approve the meeting minutes was made by Gay and seconded by Shea; motion passed unanimously (4-0).
2. No open discussion occurred.
3. Discussion: Zoning Revision Draft
 - a. *Residential Subdivision (RS) Zoning District*

Community Planner Robert Costa explained that residents of the existing RS zone were notified by mail that the City is considering removing the RS standards and re-zoning the properties as TA; the notice invited them to attend the meeting to provide input. No members of the public were present. No action was taken.
 - b. *Floodplain Management Code*

Mr. Costa explained that existing zoning included floodplain standards and that the revision draft removed those standards and proposed their inclusion in a separate ordinance to clarify administrative procedures for both codes. No action was taken.
 - c. *Jurisdictional Map*

Mr. Costa presented a draft zoning map, including a potential revision of the City's Extra-Territorial Jurisdiction (ETJ) boundary. Commissioners discussed the draft map and suggested support for expanding the ETJ's western edge to County Road 7. No action was taken.
 - d. *Zoning Code Text*

Mr. Costa presented the most-recent zoning draft. Commissioners discussed varying aspects of the draft and informally suggested edits. No formal action was taken.

Motion to adjourn was made by Shea and seconded by Chapman; motion passed unanimously (4-0). Meeting adjourned at 8:46pm.

Next scheduled meeting: Tuesday, October 14, 2025, at 7:00 pm.

Meeting minutes prepared by City Staff, and approved by vote of

the Planning Commission on the _____ day of _____, 2025.