

# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**January 16th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-Reorganiztion

- Chuck McKay; Discuss possible underground pipeline regulations

**Commissioner's report**

**Adjourn**

The Board reserves the right to go into executive session if such session is clearly necessary for purpose of the public interest or for the prevention of needless injury to the reputation of an individual. ☐

# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**February 20th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-Kay Kottas- CO2 pipeline information/discussion

- Chuck McKay CO2 pipeline discussion

- Discuss/approve Co2 pipeline regulations to go to public hearing

**Commissioner's report**

**Adjourn**

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## SALINE COUNTY PLANNING & ZONING MEETING

The Saline County Planning & Zoning Board Meeting was called to order at 7:05 p.m. on January 16, 2024 by Chairman John Barta. He stated that the Open Meeting Act applied to this meeting and the Act is posted on the East wall of the Assembly Room of the Saline County Courthouse in Wilber, Nebraska. Chairman Barta asked Lyle Weber, Planning & Zoning Administrator to call the roll: Present were Dave Hermsmeier, Gerald Brown, Joel Weber, Mark Due, Mary Jo Weber, John Barta, Troy Steuer and Keith Muller. Absent was Ron Fink. Marvin Kohout was present and representing the commissioners at this meeting.

**Introductions** were made by the committee members with the new appointee Troy Steuer present.

**Approval of the Agenda** for this meeting was moved by J Weber and seconded by Due. Voting in affirmative on Approval of the Agenda were Hermsmeier, Barta, Muller, Brown, J Weber, MJ Weber and Barta. Abstain by Steuer.

**Minutes** of the November 21, 2023 meeting were moved as presented for approval without reading. Motion to approve without reading made by Brown, and seconded by MJ Weber. Roll call vote: J Weber, Muller, Hermsmeier, Brown, Barta, MJ Weber and Due. Abstain by Steuer. Minutes approved and submitted to be filed.

**Citizens Forum** Chairman Barta asked if anyone present wanted to speak at this time.

Kay Kottas, Western, gave an update on the information she has received from asking questions of Tall Grass Energy employees. She stated that the pipeline proposal is for the transmission of CO2 as super critical lines, not the regular pipelines pressures installed. Tall Grass Energy is stating that there will be gain through Economic Development. Concerns are the decreases in land value, land use limitations and increased safety risks for communities. The owner that signs up gets payments, but the neighbor may lose out on land usage and development due to pipeline restrictions by the company. The county may regulate setbacks but not for safety reasons.

Gary Veprovsky asked if Kottas knew if the TGE could bury lines in the county right-of-ways? She did not know.

Citizens Forum closed at 7:19 pm.

### **Business for action**

**Agenda Item 1: Reorganization.** A chair would be selected with Lyle Weber in charge of the nominations and ballots. After the selection of a chair, then the chair would continue with the elections and remainder of the meeting.

The first ballot was for the Chairmans position: Nominees were John Barta (nominated by J Weber) and Gerald Brown (nominated by Keith Muller). First ballot was 6-2 for Barta.

Chairman Barta asked for nominations for Vice-Chairman. Gerald Brown was nominated by MJ Weber. Motion to close nominations By J Weber, 2<sup>nd</sup> by Hermsmeier. No other nominations, voice vote 8-0.

For the position of Secretary, Keith Muller was nominated by MJ Weber. Motion to close by J Weber, 2<sup>nd</sup> by Hermsmeier. No other nominations, voice vote 8-0.

**Agenda Item 2:** Chuck McKay was not present as per agenda, but discussion was brought forth by Chairman Barta on the possible underground CO2 pipeline regulations.

Barta commented on questions he had asked a representative of TGE, and stated there could be more pipelines in the future.

MJ Weber stated she had checked for Federal regulations, as well as state and local regulations.

Barta had visited with legislator Tom Brandt on pending legislation on CO2, and currently he knew of none.

Muller commented on Fairbury newspaper article on pipeline in Jefferson County that stated TGE was apologetic about not letting commissioners know about plans for a natural gas pipeline to run through the county, but were progressing with the line.

Kottas stated that some groups were pushing for legislation.

Lyle Weber commented on the Jefferson County meeting with TGE.

J Weber questioned David Solheim, Saline County Attorney in attendance, as to, "what can we do? What do you want to see out of this?" Solheim stated that he was working on this for the county and that states can regulate route, if the state doesn't act, then counties can act. So far, the state has done nothing. His opinion is the county can regulate setbacks but little else. There has been litigation in Iowa that was denied because counties opposition to pipelines was negated by the states rights to regulate. TGE has sent attorneys to his office to discuss this issue.

Barta questioned about route regulations. Solheim replied that South Dakota has put setbacks from the boundary of a house at approximately 330 feet. Also there needs to be safety plans for the CO2 pipelines made with county Emergency Management, as well as fire and rescue departments.

Current ethanol plants producing a CO2 by product in the area of Saline County will be running lines from West to East to central location for pumping elsewhere.

Veprovsy asked about liability of the county.

Kottas stated there should be liability insurance from the company for landowners, but again the neighbors would be left out.

Solheim stated he is working on regulations and would try to have something by the next meeting. No further discussion.

**Commissioners Report** Commissioner Kohout informed the board that the state legislature is currently in a 60 day session with lots of bills being introduced.

1. A bill on valuation protests that would require the county to buy the land if not in agreement with land owner.
2. A bill to hire, not to elect, a county assessor.
3. Legislation on Inheritance Tax.

He stated that the governor has a monthly in person or Zoom meeting with Commissioners, but next one they are unsure of the topics.

Barta questioned about the budget for rock and gravel for roads. Reply was that the late fall rains were soaking rains that caused a lot of road problems and more work had to be done on some roads. County did purchase a large payloader in 2009 to help with projects and snow removal.

**Adjournment Motion** made by Due, second by MJ Weber, to adjourn the meeting at 8:10 p.m., carried on a voice vote, with no opposition.

Respectfully Submitted, Keith Muller, Secretary

# SALINE COUNTY PLANNING AND ZONING

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7:00 PM Assembly Room Courthouse Wilber, Ne

**February 20th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

- select member of P&Z Board to serve on Board of Adjustment
- Kay Kottas- CO2 pipeline information/discussion
- Chuck McKay CO2 pipeline discussion
- Discuss/approve Co2 pipeline regulations to go to public hearing

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**March 19th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-Discuss/approve minor sub-division application N ½ of NE ¼ 20-8-4 (Stejskal)

-Kay Kottas- proposed pipeline regulations

- Discuss/approve Co2 pipeline regulations to go to public hearing

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**April 16th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-Public Hearing for conditional use permit application for proposed solar farm in Village of Tobias

-Discuss/approve conditional use permit for solar farm (Tobias)

-Dawn Caldwell:CO2 pipeline benefits

- Discuss/approve Co2 pipeline regulations to go to public hearing

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**\*May 21st, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for Action**

**MEETING CANCELED  
DUE TO LACK OF AN  
AGENDA!**

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**June 18th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-Kay Kottas (setbacks for pipelines) discussion

- discuss/updating comprehensive plan

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**July 16th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

- Discuss/approve Minor sub-division application for SE ¼ 7-7-1 (O'Neel)
- Discuss/approve Minor sub-division application for NW ¼ 8-7-1 (O'Neel)
- discuss/approve to public hearing Kay Kottas (setbacks for pipelines)
- discuss/updating comprehensive plan

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**August 20th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

- Discuss /approve Minor sub-division application for N ½ NW ¼ 9-5-2(Brejcha)
- Discuss/approve Minor sub-division application for SE ¼ 7-7-1 (O'Neel)
- Discuss/approve Minor sub-division application for NW ¼ 8-7-1 (O'Neel)
- Public Hearing: Proposed CO2 pipeline zoning regulations
- discuss/approve recommendation of CO2 zoning regulations to Board of Commissioners

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**\*October 15th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for Action**

**MEETING CANCELED  
DUE TO LACK OF AN  
AGENDA!**

**Commissioner's report**

**Adjourn**

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# SALINE COUNTY PLANNING AND ZONING

## Planning and Zoning Board Meeting

7:00 PM Assembly Room Courthouse Wilber, Ne

**November 19th, 2024**

**\*Open meeting act/roll call/ introductions**

**\*Approve agenda**

**\*Approve minutes of previous meeting**

**\*Citizens Forum**

**\*Business for action**

-review year end actions

-update and discuss future projects/ideas

**Commissioner's report**

**Adjourn**

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