



Saline Planning and Zoning Minutes



FEBRUARY MEETING MINUTES

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly room of the Saline County Courthouse in Wither, Nebraska on February 21st 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall, roll call was taken. Members present were Stokebrand, Sack, Horak, Barta, Miller, Jansky, Fritz, Wenz. Absent was Havlat. Also present was County Commissioner Kohout, Zoning Administrator Weber. Members of the public present were Bruce Pester, Wayne Pester, Keith Clouse, Lance Larson and Hanna-Keelan Associates representative Lonnie Dickson.

Minutes of the last meeting were read. Sack made a motion to approve minutes. Seconded by Jansky. Minutes were approved as read. Weber introduced Matt Fritz as a new Member of the board.

Chairman Horak called for any old business to come before the board. There was no old business. Horak then called for any new business. Keith Clouse and Lance Larson addressed the board representing the estate of Norman Kohout asking for an acreage sub-division off of a farm located in N1/2 SW1/4 of Section 19-8-

2. Discussion followed on this matter. Sack then made a motion to approve request. Seconded by Stokebrand. Horak called for voice vote. Motion Passed. Weber then advised Larson and Clouse to contact county Clerk to be placed on the County Board meeting agenda.

Wayne Pester and Bruce Pester then came in front of the board to seek information from the board on a proposed sub-division located at HWY 103 and County Road B located in NE Saline County. Discussion followed on what they plan on doing and what the County Regulations consist of pertaining to proposed subdivision. They indicated they plan on having an application for said sub-division in the future. No action was requested. None taken.

Lonnie Dickson of Hanna-Keelan Associates then addressed the board concerning the study of the Saline County Planning and Zoning Regulations that Hanna-Keelan has been retained to review. He stated this was meeting #1 with the P & Z Board in regard to the review. He then proceeded with his presentation of a booklet he presented each board member with. Discussion followed on information presented from the booklet with Dickson addressing several questions or comments from the board.

County Commissioner Kohout then addressed the board, giving a report on matters pertaining to the county, addressed by the Board of Commissioners. Some discussion followed. Chairman Horak then called for any other new business. None came forth. Chairman Horak called for a motion to adjourn. Motion made by Miller to adjourn. Seconded by Sack. Chairman Horak called for a voice vote on motion. Motion passed. Meeting adjourned at 9:48 PM

Johnny Barta
Secretary



Saline Planning and Zoning Minutes



MARCH 21ST MEETING MINUTES

The Saline County Planning and Zoning Board held their monthly meeting in the Commissioner's room of the Saline County Courthouse in Wilber, Nebraska on March 21st 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Stokebrand, Wenz, Sack, Horak, Miller, Havlat and Barta. Absent was Jansky and Fritz. Also present were County Commissioner Kohout and Zoning Administrator Weber. Members of the public were Linda Gibbs, Rob Schafer and Greg Kratz.

Minutes of the last meeting were read. Horak called for any additions or corrections to the minutes. None stated. Sack made a motion to approve the minutes. Miller seconded. Motion carried on roll call vote.

Chairman Horak called for any old business. Weber* stated Hanna-Keelan wants the board to consider what, if any, changes the board would want done with future land use in Saline County. Weber advised anyone can go to Saline County's web site, then the Planning and Zoning pages to view the Land Use map. Weber advised that Hanna-Keelan would be at the next meeting in April to talk to the board about land use zoning in the county.

Horak then opened the meeting for any new business. Rob Schafer representing Waldo farms addressed the board asking for two subdivisions. The first one was in W1/2-SW1/4 section 3-5-4. Waldo Farms is dividing off the buildings and lagoons from the rest of the property. After some discussion Stokebrand made a motion to approve subdivision. Seconded by Miller. Motion passed on a roll call vote.

Schafer then presented the board with another subdivision for Waldo Farms. This was in the N1/2-NE1/4 section 25-5-4. Waldo farms is dividing off the buildings and lagoons from the rest of the property. Discussion followed. Motion to approve subdivision was made by Stokebrand. Havlat seconded. Motion passed on a roll call vote.

Commissioner Kohout gave a brief report on the 1&6 year road plan that was posted on the wall. Horak called for any more new business. None stated. Sack made a motion to adjourn. Wenz seconded. Motion passed on a voice vote. Meeting adjourned at 7:52 PM.

Johnny Barta
Secretary



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APRIL 18TH MEETING MINUTES

The Saline County Planning and Zoning Board held their monthly Meeting in the Commissioner's room of the Saline County Courthouse in Wilber, Nebraska on April 18th, 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Horak, Sack, Jansky, Stokebrand, Wenz and Barta. Members absent were Miller, Fritz, and Havlat. Also present were Zoning Administrator Lyle Weber, Saline County Commissioner Marvin Kohout and Lonnie Dickson representing Hanna-Keelan.

Minutes of the last meeting were read. Horak called for any additions or corrections to the minutes. None stated. Horak called for a motion to approve the minutes as read. Jansky made a motion to approve. Sack seconded. Motion carried.

Havlat arrived at 7:08 PM.

Chairman Horak called for any old business. Lonnie Dickson of Hanna-Keelan addressed the board. Dickson discussed the Saline County Planning and Zoning land use map. Current land use designations and possible changes in the future of the land use designations were discussed. Also briefly discussed were who will be handling the zoning in and around the Blue River Lodge, the livestock friendly designation for Saline County, livestock production and facilities in Saline county and alternative energy systems such as wind, solar, methane.

Horak called for any other old business. None stated. Horak then called for any new business. County commissioner Kohout gave a brief report on the new bridge located SW of Wilber on the Turkey Creek. Kohout stated the bridge is now open for traffic. Also stated the Driver's License Examiners will be back soon. Horak called for any other new business. None stated. Horak then called for a motion to adjourn meeting. Motion by Sack to adjourn, Barth seconded. Motion passed on a voice vote. Meeting adjourned at 8:58 PM.

Johnny Barta

Secretary



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JUNE 20TH MEETING MINUTES
2017

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse In Wilber Nebraska on June 20th, 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Stokebrand, Miller, Sack, Jansky, Barta, Havlat, Wenz. Members absent were Fritz. Also present were Lonnie Dickson, Keith Carl, Chris Linhart, Dave Welsch and Planning and zoning Administrator Lyle Weber.

Minutes of the last meeting were read. Horak called for any additions or corrections. None stated. Horak then called for a motion to approve the minutes as read. Motion made by Havlat to approve, seconded by Miller. Motion carried. Weber stated there was an addition to this month's meeting agenda as posted. Chris Linhart will address the board representing a subdivision for Loyd Kahle.

Horak called for any old business. None stated. Horak called for any new business. Dave Welsch presented a request for a subdivision of 9.46 acres in NW 6-8-4 in Saline County. Discussion followed. Horak called for a motion on request. Motion by Sack to approve request. Seconded by Stokebrand. Horak called for discussion on motion. None stated. Motion passed on roll call vote. Weber advised Welsch that he will let him know the time and date Welsch can go before the county board with subdivision request. Next Chris Linhart addressed the board requesting a subdivision of 7.67 acres for Loyd Kahle in SW 1/4 11-8-3 in Saline County. Discussion followed on request. Horak called for a motion on request. Motion to approve by Jansky. Seconded by Sack. Horak called for discussion on the motion. None stated. Motion passed on a roll call vote. Weber advised Linhart of going before county board, will notify of time and date.

Other new business. Lonnie Dickson and Keith Carl representing Hanna-Keelan gave a presentation on review of the Saline County Planning and Zoning Plan. Presentation included discussion on the Land Use Map and the suggestions of Hanna-Keelan if a new map is adopted. Also, some discussion on feedlots and animal units. Discussion on condensing Planning and Zoning current rules pertaining to Ag and the possible change in those rules from the current approximate 20 pages to down somewhere around 5 pages.

Horak ailed for any other new business. None stated from the public. Weber addressed the board with a question on board personal. No Commissioner was present to give County Board report. Weber made some brief comments on new courthouse building. No other new business. Horak called for a motion to adjourn. Motion by Jansky, seconded by Miller. Motion passed. Meeting adjourned at 8:45 PM.

Johnny Barta
Secretary



Saline Planning and Zoning Minutes



September 19th Meeting Minutes

2017

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on September 19th, 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wenz, Havlat, Horak, Miller, Barta, Sack and Stokebrand. Absent was Jansky and Fritz. Also present were Commissioner Marvin Kohout, and Planning and Zoning Administrator Lyle Weber along with several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. None Stated. Horak called for a motion to approve the minutes as read. Motion by Miller, 2nd by Sack to approve minutes as read. Roll call vote. Motion carried.

Horak called for any old business. None stated. Horak called for any new business. Chris Henk came before the board requesting a subdivision for 3.02 acres in SW 1/4th of 35-5-2 in Saline County. Some discussion followed. Weber stated he is ok with the request. Motion to approve by Sack. 2nd by Havlat. Motion passed on roll call vote.

Bruce and Wayne Pester addressed the board requesting a subdivision in 1-8-4 in Saline County. This subdivision would be for nonagricultural housing. Discussion on the request and some questions from the board followed. Jay Harrold along with several residents and landowners of property in the vicinity of the requested subdivision addressed the board about their concerns about the granting of the request. Issues discussed included ground water supplies and impact on agricultural in the area. Discussion by the board followed. Stokebrand moved to table the request. Wenz seconded. Motion passed on a roll call vote.

Loren Vyhnaelek addressed the board requesting a couple subdivisions in Pt E 1/2 NW 1/4 and Pt W 1/2 NE 1/4 of sec 24-7-2. These two tracts would enlarge a tract of land to make a 20.01 acre tract. Discussion followed. Weber stated that he is ok with request. Motion by Sack with a second by Wenz to approve the

request for the 6.40 acres. Motion carried on a roll call vote. Sack then made a motion with a second by Wenz to approve the request for the 3.59 acres. Motion carried on a roll call vote.

Weber addressed the board with some issues of member personal. Weber also asked if the board would agree to move the October meeting from the 17th to the 24th. No one from the board had any objections. Kohout gave a Commissioner's report on several county issues. Also stated he will give a tour to any board members who wish to view of the new addition of the courthouse after the meeting. Horak called for any other new business. None Stated. Horak called for a motion to adjourn. Motion by Havlat to adjourn. 2nd by Stokebrand. Motion carried. Meeting adjourned at 7:59 Pm

Johnny Barta
Secretary



Saline Planning and Zoning Minutes



October 24th Meeting Minutes

2017

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on October 24th, 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wenz, Horak, Barta, Sack and Stokebrand. Absent was Jansky, Miller, Havlat and Fritz. Also present were Commissioner Marvin Kohout, and Planning and Zoning Administrator Lyle Weber, Lonnie Dickson with Hanna-Keelan. Also, several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. None Stated. Horak stated minutes approved as read.

Horak called for any old business. Stokebrand moved to take Pester sub-division off the table and put before the board. Sack 2nd. Motion passed.

Bruce and Wayne Pester addressed the board requesting a subdivision in 1-8-4 in Saline County. This subdivision would be for nonagricultural housing. Discussion on the request and some questions from the board followed. Issues discussed included ground water supplies. Pestors presented a statement from an engineer on the availability of water in the area. Jay Harrold and Jerry Vlasin stated some input on the request. Discussion by the board followed. Sack made a motion to approve the request. Stokebrand 2nd. Motion passed on a roll call vote.

Lonnie Dickson addressed the board about the review of P & Z regulations. He stated what he has done to combine and shorten some regulations. Will have a final draft of changes online for board to review.

Weber addressed the board with some issues of member personal. Kohout gave a Commissioner's report on some county issues and the Courthouse addition. Horak gave the board some information of the progress of the approved wind farm in Saline County. Horak called for any other new business. None Stated.

Horak called for a motion to adjourn. Motion by Barta to adjourn. 2nd by Sack. Motion carried. Meeting adjourned at 8:37 Pm

Johnny Barta
Secretary



Saline Planning and Zoning Minutes



November 21st Meeting Minutes

2017

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on November 21st, 2017. The meeting was called to order by Chairman Doug Horak at 7 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wenz, Horak, Sack, Stokebrand, Miller and Jansky. Barta and Havlat arrived shortly after roll call was taken. Absent was Fritz. Also present were Commissioner Marvin Kohout, and Planning and Zoning Administrator Lyle Weber. Also, several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. None Stated. Horak stated minutes approved as read.

Horak called for any old business. None Stated.

Horak then called for any new business. Kevin Korbelik came before the board asking for two subdivisions. The first one was for a subdivision of 7.5 acres in the NE 1/4 of 6-5-4 Saline County. Discussion followed. Havlat made a motion to approve. 2nd by Barta. Motion approved on a roll call vote. Korbelik then presented his request for a subdivision of 7.01 acres in NE 1/4 of 7-5-4 in Saline County. Discussion followed. Motion by Miller to approve the request. Jansky 2nd. Motion approved on a roll call vote.

Charles Hanson came before the board asking for a 2.2 acre subdivision in the SW 1/4 of 2-8-1. Some discussion followed the request. Barta made a motion to approve the request. 2nd by Havlat. Motion carried • on a roll call vote.

Jack Potter was not in attendance to present his request for a sub-division.

Weber addressed the board with some issues of member personal. Weber also addressed the board about a possible regulation change in regard to the length of time a conditional use permit has to start and complete a project. Some discussion followed. No action taken. Commissioner Kohout gave a brief report on the new courthouse addition. Horak called for any other new business. None Stated. Horak called for a motion to adjourn. Motion by Miller to adjourn. 2nd by Jansky. Motion carried. Meeting adjourned at 8:18 Pm

Johnny Barta
Secretary



Saline Planning and Zoning Minutes



December 19th Planning and Zoning Minutes

2017

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber, Nebraska on December 19th, 2017. The meeting was called to order by Chairman Horak at 7 PM. Horak stated the open meetings rules are posted on the Cabinet. Roll call was taken. Members present were Sack, Miller, Jansky, Wenz, Stokebrand, and Horak. Also present were Commissioner Kohout, zoning administrator Weber, Emily Harrington, Jack Potter, and Lonnie Dickson.

Minutes of the last meeting were read. Horak called for additions or corrections. None stated so minutes were approved.

No old business to discuss.

Jack Potter presented a minor sub-division application to split off 8.28 acres of an existing acreage in section 30-8-3E southwest of Dorchester. Discussion followed. There was a question about the correct mylar. Stokebrand made a motion to accept pending having the correct mylar copy. Miller 2nd all voted yes, motion carried.

Emily Harrington presented the board with a minor sub-division application to divide off a 5.01 acre existing acreage in section 8-6-3E. Sack made motion to approve with Jansky 2nd. All voted in favor. Motion carried.

Lonnie Dickson went over the comp plan and new regulations updates. Dickson stated that the legislature is promoting alternative energy but has not restrictions on regular sources. Dickson proposed that the new regulations include solar energy regulations. Sack questioned the ground mounted height and wanted to change it from 6 feet to 10 feet. The board also decided to, include setbacks to any property line be 150 feet. Weber asked the board if they wanted to proposed regs be put out for public review or wait. The board wanted to wait at least 1 more month.

Weber informed the board that the proposed regulations be put up for public review longer than the 10 days required because of the size of the project. The board agreed.

Commissioner Kohout informed the board about adding Mary Jo Weber of Friend as the 9th board member. Kohout also updated the board about the building construction going on.

Stokebrand made a motion to adjourn. Miller 2nd Meeting adjourned 8:57.

Lyle Weber, zoning administrator