



# Saline Planning and Zoning Minutes



January 16th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on January 16th, 2018. 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, Miller, Barta, Flavlat and Jansky. Absent was Weber and Stokebrand. Also present were Commissioner Marvin Kohout, Planning and Zoning Administrator Lyle Weber and Saline County Attorney Tad Eickman. 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. Horak called for a motion to open the public hearing on the proposed regulation 1010 change. Barta made a motion to open public hearing on the proposed regulation 1010 change. Sack 2nd. Motion passed.

Weber had prepared and presented to the board a paper hard copy of the existing section 1010 regulations as they stand in our regulations. Also of the proposed section 1010 regulations. Much discussion followed. County Attorney Eickman was asked to present his view of the legality of the new regulation. Members of the public also commented on the proposed regulation change. Moved by Sack with a 2nd by Havlat to strike or remove the words "not to exceed a total of five years " and "not to exceed five years from the date of approval of the conditional use permit" from the proposed section 1010 regulations. Horak called for any discussion on the motion. None stated. Horak called for a roll call vote. Motion passed . Wenz then made a motion to strike or remove the sentence with the wording "This provision shall also apply to unexpired permits that were issued prior to approval of this amendment". Miller 2nd. Horak called for any more discussion on the motion. None stated. Horak then called for a roll call vote on the motion. Motion passed on a 5 for, 2 against vote. Wenz then made a motion to forward the proposed section 10.10 regulations, with the wording from prior motions stricken or removed from the wording, to the Saline County Board of Commissioners. Haylat 2nd. Horak called for discussion on the motion. None Stated. Horak called for a roll call vote. Motion carried .

Jansky made a motion with a 2nd by Sack to close the public hearing on section 1010 regulation change. Motion passed.

Other new business. Weber asked the if anyone has any comments or questions on the proposed regulation changes by Hanna-Keelan. Some discussion followed. Weber will contact Lonnie Dickson about giving the board a final draft of such regulation changes.



# Saline Planning and Zoning Minutes



Reappointment of board members was discussed.

Election of Officers was next on the agenda. For Chairman, Wenz nominated Horak. No other nominations were presented. Wenz moved with a 2nd by Sack to close nominations and vote. Horak elected on a voice vote. Next was vice chairman. Barta nominated Miller, No other nominations were presented. Barta moved with a 2nd by Haylat to close nominations and vote. Miller elected on a voice vote. Next was secretary. Barta stated he will not accept the duties of board secretary for the coming year. No nominations for secretary. The board will address this issue at the next meeting. Barta agreed to an extension of his secretary job for 1 month.

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 Barta to adourn. 2nd by Miller. Motion carried. Meeting adjourned at 8:29 Pm

Johnny Barta  
Secretary



# Saline Planning and Zoning Minutes



February 20th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on February 20th, 2018. 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, Miller, Barta, Weber, Stokebrand and Jansky. Absent was Havlat. 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 Luzum addressed the board asking for a subdivision of 3.881 acres in section 15-8-3 in Saline county. This is land his mother owns and he wants to subdivide those acres off and build a house. Discussion followed. Planning and Zoning Administrator Weber said he has no problem with the request. Motion by Stokebrand with a 2nd by Sack to approve said request. Motion passed on a roll call vote.

Other new business. P & Z Administrator Weber discussed the actions by the County Commissioners at their meeting in regard to the proposed regulation change of section 1010 regarding Expiration of Conditional Use Authorizations. Weber reported that the commissioners took no action at their meeting held earlier in the day, but will take up the issue at their next meeting. Discussion followed by the P & Z board on this issue. Weber then asked if this board wants so proceed with a presentation to the public of the proposed changes in our P & Z regulations as written or wait to see what the County Board of Commissioners decide. Motion by Wenz with a 2nd by Miller to wait until the commissioners make their decision on the 1010 regulations. Motion to wait passed on a roll call vote.

Dave Vavra addressed the board on some of his concerns about wind farms. Larry Brydl stated some concerns he has to the board.

Other new business. The board still need to vote on the position of secretary. No member wanted to serve in this position for a year. Barta stated he did not want to serve for another year but in the absence of any commitment by any other board members Barta did agree to serve if nominated and elected. Miller nominated Barta for secretary with a 2nd by Sack. No other nominations. Barta was elected by a voice vote.

P & Z Administrator Weber stated some comments about the proposed pipeline in Saline County and also stated Saline County Road representative Filipi is in discussion with a representative Of Aksmi Wind Farm Group. Horak gave a brief report on some information about the wind farm.



# Saline Planning and Zoning Minutes



Commissioner Kohout gave a brief report on the county 1 and 6 year road plan and the new courthouse addition. Horak called for any other new business. None Stated. Horak called for a motion to adjourn. Motion by Barta to adjourn. 2nd by Jansky. Motion carried, Meeting adjourned at 8:20 Pm



# Saline Planning and Zoning Minutes



March 20th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on March 20th, 2018. 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, Miller, Barta, Weber, Stokebrand, Havlat and Jansky. 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. Scott June addressed the board about a subdivision his mother Becky was asking for. Scott wants to divide 3.01 acres off a farm his mother and aunt own in NW 1/4th of 13-8--3. Discussion followed. Weber stated he had no problem with the subdivision. Motion to approve subdivision was made by Jansky. With a 2nd by Haviat. Motion passed on a roll call vote.

Other new business. Weber addressed the board about the proposed revision of our regulations done by Hanna Keelan. Also discussed the wind regulations some and asked the board again on comments on the number of houses allowed in a section. Discussion followed. Miller made a motion to have a public hearing by this board on the proposed revision of the P & Z regulations at our next monthly board meeting on April 17th, 2018. With a 2nd by Sack. Motion passed on a roll call vote. Weber was to set up a legal public hearing.

Rick Nelson and Jason Edwards were present and gave a brief update and presentation of what is going on with the Aksmit Wind Farm development. Nelson and Edwards commented on several questions asked by board members. A completion date of sometimes around middle of February or the 1st of March 2019 was stated as the goal for completion for the two wind farm permits.

Commissioner Kohout gave an update on the new courthouse addition. He stated the metal detector is operational, also talked some on the DMV testing and commented on the new elevator being available. Horak called for any other new business. None Stated. Horak called for a motion to adjourn. Motion by Stokebrand to adourn. 2nd by Haviat. Motion carried. Meeting adjourned at 8:12 Pm

Johnny Barta  
Secretary





# Saline Planning and Zoning Minutes



April 17th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on April 17th, 2018. 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, Miller, Barta, M. J. Weber, Stokebrand, Haviat and Jansky. 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. It was stated that in the minutes the name Scott June is incorrect. It should read Josh June.. Horak stated minutes approved with the correction noted.

Horak called for any old business. None Stated.

Horak called for new business. Steve Muff came before the board to ask for a sub division of 3.01 acres in NW 1/4 of 10-8-4 in Saline County, His son and wife are going to live on the sub division. Discussion followed. Lyle Weber stated he has no problem with request. Motion by Haviat with a 2nd by Sack to approve sub division request. Horak called for any discussion on the motion. None stated. Motion passed on a roll call vote.

Other new business. Miller moved with a 2nd by M.J. Weber to open the public hearing on the proposed revision of the P & Z regulations. No discussion on the motion. Motion passed on a roll call vote. Horak called for anyone from the public who would like to address the board. Jack Sukovaty came forward and made several comments on the proposed regulations expressing his concerns. Next Dennis Broz addressed the board with his concerns regarding the proposed regulations. Randy Prellwitz stated his concerns of how the towers could affect his company's ability to spray with a plane in the area around the towers.

Dave Vavra addressed the board with some of his concerns. Vavra stated that a set back of 1500 feet or more would kill any wind farm development in the county. No other members of the public addressed the board. Stokebrand made a motion with a 2nd by Haviat to close the public hearing. Motion passed on a roll call vote. Chairman Horak then stated the board will take a 5 min break at 8:50 P.M. At 8:58 Horak called the board back into session, Horak asked for discussion by the board on the proposed revision of the P & Z Regulations. Some discussion followed. Barta made a motion with a 2nd by Wenz to table the revisions till next meeting. Discussion followed on the motion. Motion passed on a roll call vote.



# Saline Planning and Zoning Minutes



Commissioner Kohout gave an update on the new courthouse Horak called for any other new business. Lyle Weber asked the board if the May meeting should be on Tuesday the 15th. That is election day. He stated the meeting could be moved to Wednesday the 16th. The board agreed that the meeting should be moved to Wednesday, May 16th. Horak called for a motion to adjourn. Motion by Sack to adjourn. 2nd by Havlat. Motion carried. Meeting adjourned at 9:40 Pm



# Saline Planning and Zoning Minutes



May 16th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on May 16th, 2018. 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, Miller, Barta, M J Weber and Stokebrand. Absent were Jansky and Havtat 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. Austin Nicholson addressed the board with a request for a minor subdivision of 5.962 acres in the NE 1/4 of NW 1/4 of 24-6-4 in Saline County. This would be an add on to his existing acreage. Discussion by the board followed. Lyle Weber stated he had no problem with request. Motion by Sack, 2nd by Miller to approve request. Motion passed on a roll call vote.

Other new business. Hanna Keelan representatives Tim Keelan and Keith Carl addressed the board concerning the comp plan revisions. Some discussion followed. Motion by Sack 2nd by Millerto approve and to send to the county commissioners the revised comp plan regulations. Motion passed on a roll call vote.

Chairman Horak then called for discussion on the proposed revision of the county zoning plan. Jack Sukovaty addressed the board with some concerns and comments he has. Tim Keelan of Hanna Keelan addressed the board with comments and questions about the revised regulations. After much discussion by the board, Hanna Keelan and members of the public, Hanna Keelan will make changes of the final draft of the revision of the zoning regulations which he will get to Lyle Weber in a few days. Barta made a motion with a 2nd by Stokebrand to approve and forward to the commissioners the revised zoning regulations as presented with changes. Motion passed on a roll call vote.

Commissioner Kohout gave a brief report. Comments included the recent election in Saline County, a bridge project over Turkey Creek and a comment about the county road department culverts and bridges. Horak called for any other new business. None Stated. Horak called for a motion to adjourn. Motion by Sack to adourn. 2nd by M .1 Weber. Motion carried. Meeting adjourned at 8:50 PM

Johnny Barta





# Saline Planning and Zoning Minutes



June 19th Meeting Minutes

2018

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 19th, 2018. 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, Miller, Barta, M. J. Weber and Jansky. Absent were Sack, Stokebrand, and Havlat. Also present was 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. No additions or corrections were stated. Horak called for a voice vote to approve the minutes. Minutes were approved.

Horak called for any old business. Lyle Weber asked the board if anyone has any last minutes changes to discuss with the revised regulations before they go to the commissioners. None stated.

Horak called for new business. Dylan Ikkala with Apex Clean Energy addressed the board with three applications for conditional use permit for MET Towers. The first one was for a tower in NE 1/4th of 32-5-1 in Saline County. Some discussion by the board followed. Weber stated he has no problem with the application. Motion by Barta with a 2nd by Miller to approve application. No discussion on motion. Horak called for a roll call vote. Motion passed. Ikkala then presented application for a tower in NW 1/4th 13-5-1 in Saline County.

Discussion followed. Weber stated he was ok with application. Motion by Jansky with a 2nd by Wenz to approve application. No discussion on the motion. Horak called for a roll call vote. Motion passed. Ikkala then presented the last application for a tower to be located in the SW 1/4th of 30-5-2 in Saline County. Discussion followed. Weber stated he is ok with application. Motion by Miller with a 2nd by M. J. Weber to approve the application. Horak called for a roll call vote. Motion passed.

Horak called for any other new business. Lyle Weber addressed the board with questions about some guidelines to follow when we hold public hearings. Discussion followed on the procedures and rules we used at past meetings and how we could possibly improve future public meetings. No action taken on on this matter. No other new business stated. Motion by Barta to adjourn. 2nd by Jansky. Motion carried on a voice vote . Meeting adjourned at 7:42 Pm.

Johnny Barta  
Secretary



# Saline Planning and Zoning Minutes



July 17th Meeting Minutes

2018

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on July 17th, 2018. The meeting was called to order by Chairman Doug Horak at 7:04 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wenz, Horak, Miller, Barta, Jansky, Stokebrand and Sack. Absent were M.J. Weber and Havlat. Also present was Planning and Zoning Administrator Lyle Weber and Commissioner Marvin Kohout. Also several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. No additions or corrections were stated. Horak called for a motion to approve the minutes. Motion by Miller 2nd by Sack to approve the minutes. Minutes were approved as read on a voice vote.

Horak called for any old business. None stated.

Horak called for new business. Robert and Jane Mulready came before the board asking for a subdivision of 3.74 acres in NW 1/4th of 36-6-1 in Saline County. Some discussion followed. Weber stated he is ok with the request. Horak called for a motion to approve the subdivision. Motion to approve was made by Jansky, with a 2nd by Stokebrand. M. J. Weber arrived at 7:11 P.M. Horak called for any discussion on the motion. None stated. Horak called for a roll call vote on the motion. Motion passed.

Horak called for any other new business. Lyle Weber handed out new and updated copies of the Planning and Zoning Regulations and also of the Comp Plan to the board members. There was some discussion on possible livestock expansion in the future in Saline County. Commissioner Kohout reported on possible pipeline problems the county should be aware of in the future. No other new business stated. Motion by Jansky to adjourn. 2nd by Wenz. Motion carried on a voice vote. Meeting adjourned at 8:01 Pm.

Johnny Barta  
Secretary



# Saline Planning and Zoning Minutes



August 21st Meeting Minutes

2018

The Saline County P

tanning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber Nebraska on August 21st, 2018. The meeting was called to order by Chairman Doug Horak at 7:04 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wenz, Horak, Miler, Barta, Jansky, Stokebrand and Havlat. Absent were M.J. Weber and Sack. Also present was Planning and Zoning Administrator Lyle Weber and Commissioner Marvin Kohout. Also several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. No additions or corrections were stated. Horak called for a motion to approve the minutes. Motion by Miller, 2nd by Barta to approve the minutes. Minutes were approved as read on a roll call vote.

Horak called for any old business. None stated.

Horak called for new business. Keith Spanyers came before the board asking for a subdivision of 3.54 acres in E 1/2 NE 1/4 of section 28-8-3 in Saline County. There was some discussion by the board on the request.

Weber stated he had no problems with request. Motion by Barta with a 2nd by Havlat to approve request. No discussion on the motion. Motion approved on a roll call vote.

Horak called for any other new business. Lyle Weber gave a clarification on the Mulready sub division approved in a prior meeting. Stated there was a clerical error of description, stated that he had contacted all parties concerning the legality of the error and all are ok with a change to make it correct. Weber also gave a report with some information on the approved Milligan 1 wind farm. A new company has purchased the permit of Milligan 1. Will have more information in the future of possible changes or action needed. Weber then asked the board for thoughts on clarification of regulations dealing with families dividing small parcels of land, size allowed, also feeling on shared wells. Some discussion followed. No action taken. The board learned of a new cell tower that will be built along HWY 15 between county roads R and S on the west side of the highway. Commissioner Kohout gave a brief report on a NDOR permit and talked some about the valuation of property in Saline County. No other new business stated. Motion by Wenz to adjourn. 2nd by Miller. Motion carried on a voice vote. Meeting adjourned at 7:48 Pm.

Johnny Barta  
Secretary



# Saline Planning and Zoning Minutes



September 18<sup>th</sup> Meeting Minutes

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 18<sup>th</sup> 2018. The meeting was called to order by Chairman Doug Horak at 7:00 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Present were Stokebrand, Sack, Barta, MJ Weber, Horak, and Miller. Absent was Wenz, Jansky, and Havlat. Also present was P & Z Administrator Lyle Weber, Commissioner Marvin Kohout and member of the public Doug Jiskra.

Minutes of the last meeting were read. Horak called for any additions or corrections. It was brought to the attention of the board that in the minutes it was stated that a new cell tower is to be built along highway 15. The minutes should have stated the tower is only proposed and may come before the board in a future meeting. Horak called for a motion to approve the minutes with the correction included. Motion by Stokebrand with a 2nd by Miller to approve the minutes. Motion passed on a voice vote.

Horak called for any old business. None stated.

Horak called for any new business. Doug Jiskra addressed the board with a request for a subdivision of 3.05 acres in 51/2 S1/2 SW1/4 NW1/4 of 27-5-3 in Saline County. Some discussion followed on the request. Weber stated he is ok with the request. Motion by Stokebrand with a 2<sup>nd</sup> by Sack to approve the request. No discussion on the motion. Motion passed on a roll call vote. Horak called for any other new business. Weber addressed the board with some updates on the Milligan 1 wind farm. Weber stated he and Saline County Road Superintendent Filipi had contact with a couple of representatives of the company who now owns Milligan 1. The company is EDF based in France. Also some discussion on livestock issues.

Kohout reported the commissioners had received a postcard from the FAA about a determination being Made, reported the Keystone XL Pipeline personal contacted the Saline County Board, stated the board passed the budget for the county for coming year, stated the courthouse open hoUse will be held Oct 27<sup>th</sup> from 10AM to 2 PM.

Horak called for any other new business. None stated, Horak called for a motion to adjourn. Motion to adjourn by Miller with a 2<sup>nd</sup> by MJ Weber. Motion passed on a voice vote. Meeting adjourned at 8 PM.

Johnny Barta  
Secretary



# Saline Planning and Zoning Minutes



December 18<sup>th</sup> Meeting Minutes

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 18<sup>th</sup> 2018. The meeting was called to order by Chairman Doug Horak at 7:00 PM. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Present were Stokebrand, Sack, Barta, MJ Weber, Horak, Wenz, Miller, Havlat, and Jansky. Also present was P & Z Administrator Lyle Weber, Commissioner Marvin Kohout and several members of the public.

Minutes of the last meeting were read. Horak called for any additions or corrections. A correction to the minutes was made by changing the wording to "motion passed on a roll call vote " instead of "on a voice vote" on the Apex Clean Energy request for a MET tower. Motion to approve minutes with correction was made by Miller with a 2<sup>nd</sup> by Havlat. Horak called for a vote to approve minutes. Minutes were approved on a voice vote.

Horak called for any old business. None stated.

Horak called for any new business. John Korte and Charles Truka came before the board to request a subdivision of 5.34 acres in 35-7-4 in Saline County. Truka is subdividing an existing farmstead off of a farm he recently purchased. Weber stated he is ok with the subdivision. Some discussion followed. Motion by Jansky with a 2<sup>nd</sup> by Sack to approve request. Horak called for a roll call vote. Motion passed.

Horak called for any other new business. None came before the board. Open discussion by the board followed which included discussion on the lack of red lights at night on the Saline County Emergency Management tower North of Swanton. Weber presented a list with P & Z Board members term dates and stated 3 members are up for reappointment. Weber asked those members if they are willing to serve another term. Sack stated he will be stepping down. Commissioners will have to appoint a new member to fill Sack's position. Weber reported an increase in member's mileage reimbursement. Weber reported he attended a NACO conference and gave a short report of what was discussed during that conference pertaining to wind power and solar power. Also Weber stated he could not attend the January 2019 meeting if the P & Z Board was to meet on the 15<sup>th</sup> . Board discussed the issue and said it was ok to have the meeting on January 16<sup>th</sup> if a meeting is needed.

Commissioner Kohout presented some information about the old sheriff office building and also presented some information in regard to costs of the new courthouse addition and upgrades to the old courthouse. Numbers stated were not exact but a ball park figure.

Horak called for any other new business or discussion. None stated.

Horak called for a motion to adjourn. Motion to adjourn by Havlat with a 2<sup>nd</sup> by Sack. Motion passed on a voice vote. Meeting adjourned at 7:55 PM.

Johnny Barta  
Secretary