



Saline Planning and Zoning Minutes



March 18th 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 March 18th 2019. 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, 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. Motion to approve minutes was made by Havlat with a 2nd by Jansky. 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. Representatives of the Village of Western came before the board to request a subdivision of 6.40 acres in the W1/2 of the E1/2 of the NWT,4 of section 21-&2. in Saline County. The purpose of the requested subdivision was to construct new wastewater lagoons for the village. Discussion followed. Weber stated he is Ok with the request. Motion made by Stokebrand with a 2nd by Havlat to approve request. Motion passed on a roll call vote.

Horak stated this meeting is the meeting we reorganize the board with elections. Horak then turned over the Chairman position to Vice Chairman Wayne Miller. Miller called for nominations for Chairman. Barta nominated Horak. No other nominations were made. Wenz made a motion to close nominations and vote on Horak with a 2nd by MJ Weber. Horak was elected on a roll call vote. Miller turned over the chair to Horak. Horak called for nominations for the position of vice chairman. Wenz nominated Miller. No other nominations were made. Stokebrand made a motion to close nominations and vote on Miller with a 2nd by Havlat. Miller was elected on a roll call vote. Horak then called for nominations for secretary. Barta addressed the board and said that he would not serve another term as secretary. Wenz then nominated MJ Weber. No other nominations were made. Weber was elected on a roll call vote.

New business. Weber gave a report stating he and Bruce Fillipi met with EDF Wind Farm representatives and discussed some issues. Also reported on some issues he discussed with County Attorney Eickman in regard to the EDF Wind Farms. Weber then addressed the board seeking some clarifications in regards to a livestock operation south of Dewitt. Some discussion followed with no official action taken in the matter.

Commissioner Mahout reported on a possible new member for the board. Kohout also reported on the Saline County tower north of Swanton in regards to the warning lighting. Kohout stated EDF is taking core soil samples with a large machine and having some issues with the mud and soft fields. He stated the county is dealing with several road issues due to the wet spring, explained some on where and how the county gets rock and gravel for the roads. Kohout reported on some needs with the courthouse renovations. He then gave a brief report on an upcoming trial in the county.

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

Horak called for a motion to adjourn. Motion to adjourn by Barta with a 2nd by Havlat. Motion passed on a voice vote. Meeting adjourned at 8:15 PM.

Johnny Berta
Secretary



Saline Planning and Zoning Minutes



April 16th Meeting Minutes

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber, NE on April 16th, 2019. The meeting was called to order by Chairman Doug Horak at 7:03 pm. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Present were Harold Stokebrand, Johnny Barta, Wayne Havlat, Doug Wenz, Mary Jo Weber, and Doug Horak. Also present were P & Z Administrator Lyle Weber, Commissioner Marvin Kohout, and several members of the public.

Minutes of previous meeting were read by Johnny Barta, with no corrections or additions. , Motion to approve by Wayne Havlat, 2nd by Harold Stokebrand, motion carried by voice vote.

No old business.

New business : Tom Scheffert to subdivide 4.65 Acres of E1/2 SE1/4 of 24-7-2E Saline County. The purpose is to divide farmyard from farmland. Discussion followed, Weber stated he is okay with the request. Wayne Havlat moved to approve, Johnny Barta 2nd. Roll Call, motion approved.

Lyle reported that no new member has been found at this time for Crete Area replacement.

Open Discussion was held for Craig Snyder of 2100 East 3rd Crete, NE. He has applied for Federal Fire Arms License. City of Crete says not in their city limits, would need county zoning compliance. ATF says go to responding 911 area. Lyle will look into if a Conditional Use Permit will be needed.

New Business: Lyle reported on meeting with Logan of EDF on Wind Towers, possible transfer of Conditional Use Permit and Fillmore County, also setbacks were discussed. They will have three different sizes.

Commissioner Kohout reported the Swanton Tower had been climbed the 3rd week of March, weather had been a factor of not doing earlier. Touched on the Garage door repairs' and the cost of the Court House remodel, which also includes purchase of the two houses to the north of property and paving the new parking lot. Tire drive will be in Fall. Party north of Crete/Seward County line inquired on fixing road to possible new housing development.

Horak called for any other business or discussion. None stated. Called for a motion to adjourn, Johnny Barta moved, 2nd by Wayne Havlat. Horak adjourned at 8:05pm.

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



May 21, 2019 Planning & Zoning Meeting

The Saline County Planning and Zoning Board met in the Assembly Room of the Saline County Courthouse in Wilber, NE on May 21st, 2019 for the monthly meeting. Present were Doug Wenz, Wayne Miller, Jeff Jansky, Johnny Barta, Harold Stokebrand, Wayne Havlat, Doug Horak and MaryJo Weber and Lyle Weber P&Z Administrator, with several members of the public, also present. Chair, Doug Horak called meeting to order at 7:01pm with posting of Open Meeting rules, being met.

Minutes were read and corrected, Johnny Barta moved to approve corrected minutes, Wayne Miller 2nd, minutes to be filed on approved voice vote.

Old Business from Lyle in regards to Cell Tower by Western, NE, after discussion it is believed a Building Permit is still needed with \$25.00 fee.

Moved to Public Hearing by Harold Stokebrand and 2nd by Jeff Jansky. Tom Koch of Dewitt, NE moving his Hunting Product business across road from his house into sheds, will not be shooting range. He has been in contact with ATF. Johnny Barta moved and Harold Stokebrand 2nd to allow Conditional Use Permit to be submitted on to Commissioners. Roll Call vote, passed. Jeff Jansky moved to close Public Hearing, 2nd by Wayne Miller.

A new member from Crete area has not been found. Discussion on possibly expanding area if we have people interested. Lyle said the area north of Crete, out of Crete's zoning, that is wanting an access road to a subdivision of possibly four, ten acre divisions, cost figures were being compiled by Road Supt. Bruce Filipi.

The EDF Group has called for Open Meeting at Commissioners Meeting, asking to Amend the Conditional *Use* Permits. It is understood some new properties are being added and some on the original will not be needed or were not signed up. Also Bruce Filipi had been contacted about running some of the power lines in County right-of-ways instead of theirs. After discussion, it was suggested that Tad Eckman, County Attny, should be contacted.

At this time, the Milligan 3 Group has not submitted a Road Haul Agreement with Road Supt. Filipi. The APEX Group plans on applying this fall for Conditional Use Permit. Lyle asked that we review the regulations *concerning* these matters, items and page numbers were found to review for our forwarding to Commissioners.

With no more discussion, Jeff Jansky moved and Doug Wenz 2nd to adjourn meeting. Vote, passed, Chair Horak closed meeting at 7:58pm

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



June 18, 2019 Planning & Zoning Meeting

The Assembly Room of the Saline County Courthouse was the site of the Planning & Zoning Meeting held June 18, 2019. Present were board members Doug Horak, Jeff Jansky, Harold Stokebrand, Wayne Miller, Johnny Barta, Wayne Havlat, Mary Jo Weber, absent was Doug Wenz. Also present was Lyle Weber P&Z Administrator, EDF representatives, and approximately twenty four people from the public.

Chairman Horak called meeting to order at 7:04 p.m. giving notice of the posted Open Meeting Rules being met. Roll Call was taken by Lyle Weber, Minutes of May 21st meeting were read by M.J. Weber, Johnny Barta moved and Wayne Miller 2nd to file as read. Minutes to be filed per voice vote.

Jeff Jansky moved and Wayne Havlat 2nd motion to go into Public Hearing. Motion carried by voice vote. EDF renewable energy is asking for Conditional Use Permit for the Milligan 1 Wind Farm on properties that had not previously been on the CUP. A diagram of those parcels was shown, some of the originals will not be used. Many questions were brought forward in regards to the wind tower project, some questioning that this request is made by a different company than the original plan.

Motion to close the Public Hearing was made by Johnny Barta and second was made by Harold Stokebrand. Motion carried.

Johnny Barta made the motion to move the Conditional Use Permit for Milligan 1 to the Saline County Commissioners, Wayne Miller 2nd. Roll Call vote passed the motion.

No other old or new business and no new member from Crete,
Jeff Jansky moved to adjourn and Wayne Havlat 2nd. Chairman Horak adjourned meeting at 8:51 pm.

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING

JULY 16TH, 2019

The Saline County Planning and Zoning Board held their monthly meeting in the Assembly Room of the Saline County Courthouse in Wilber, NE on July 16th, 2019. The meeting was called to order by Chairman, Doug Horak 7:10 pm. Horak stated the open meeting rules are posted on the wall. Roll call was taken. Members present were Wayne Haviat, Wayne Miller, Johnny Berta, Jeff Jansky, Doug Wenz, Doug Horak, and Lyle Weber, Planning & Zoning Administrator. Absent were Mary Jo Weber and Harold Stokebrand.

Minutes of the June 18th, 2019 meeting were read. Jansky moved and Haviat 2nd motion to approve as read. Motion carried. Mary Jo Weber now present.

Linda Gibbs presented a Minor Sub-division of 3.10 acres in N1/2SE1/4 and partial of S1i2NE1/4 Section 25-5-4E Dewitt. Johnny Barta moved to act on property, Jeff Jansky 2nd. Roll Call vote. Motion carried.

Old Business, still no new member from Crete area per Lyle. Lyle reported from the Commissioner's meeting there had been some discussion from public of work done on Conditional Use Permits. The board was asked if the Regulations need to be looked into , after discussion it was felt that we do not need to readdress at this time, since they were updated last year.

Questions about pink paint markers on county roads. They were taking care samples for the Milligan 1 project. A road haul agreement has not been finalized. Any problems with these if it does not get approved goes from Commissioner's to the Variance Board. Windstream Rural Broadband is also setting poles.

No commissioner present. Wayne Haviat moved and Wayne Miller 2nd to adjourn meeting. Horak closed at 8:16 pm.

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING August 20, 2019

The Saline County Planning and Zoning Board held the regular monthly meeting on August 20, 2019 at the Assembly Room of the Saline County Courthouse in Wilber, NE. Chairman, Doug Horak, called the meeting to order at 7:00 p.m. stating the open meeting rules were posted on the wall. Roll call was taken, members present were Harold Stokebrand, Johnny Berta, Wayne Miller, Doug Wenz, Jeff Jansky, Doug Horak, Wayne Haviat, and Mary Jo Weber. Also present was new member Ron Fink and Planning & Zoning Administrator, Lyle Weber, and several members of the public.

Minutes of the July meeting were amended to Windstream Rural Broadband, work is being done, but no poles have been set yet. Johnny Berta moved to accept, Wayne Haviat 2nd. Past by voice vote.

Robert Malone presented Subdivision for W1/4 3-6-4E East of Wilber, 3.03 Acres, for Fred and Vlasta Hoffman. Lyle stated there were no problems with this division. Wayne Haviat moved to accept this division and Wayne Miller 2nd. Roll Call vote, passed.

Sandra Koll was next on the Agenda with ideas of changing the Zoning Regulations. Vice Chair, Wayne Miller proceeded with the meeting. Sandra presented her thoughts on the need for the board to review the existing regulations in regards to wind towers, the setbacks, noise, lighting were a few of the items brought forth. Also speaking were Gary Veprovsky stating that Solar regulations will also need to be looked at, and Chuck McKay in regards to the time frame for Conditional Use Permits. Vice Chair Miller stated the board will review these issues. Sandra Koll will submit a listing to Lyle for our review.

Chairman Horak proceeded with discussion on the Swanton Tower. Commissioner Marvin Kohout stated the new lights for that project were approximately \$2300. And have been approved. Work on the budget has been started. The six year plan is behind due to spring weather and flooding. The Hiway 15 bridge is not open yet, hoping for end of September.

No other business, Wayne Miller moved and Johnny Berta 2nd to adjourn meeting. Vote passed, Chairman Horak called at 8:35 pm.

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING SEPTEMBER 17, 2019

The Saline County Planning and Zoning Board held their monthly meeting on September 17, 2019, in the Assembly Room of the Saline County Courthouse in Wilber, NE. Chairman, Doug Floral(called the meeting to order at 7:00pm. The posting of the Open Meeting rules were posted on the wall of the room, per Horak, Roll Call was taken, present were: Johnny Barta, Ron Fink, Wayne Havlat, Doug Horak, Jeff Jansky, Wayne Miller, Harold Stokebrand, Mary Jo Weber, and Doug Wenz. Lyle Weber, Planning & Zoning Administrator was present, and several members of public.

Minutes of the August 20th meeting were read. The new lights on the Swanton Tower were amended to \$23,000, not \$2,300. Wayne Miller moved to accept the amended minutes, Ron Fink 2nd. Roll Call vote: Barta yes, Fink yes, Havlat yes, Horak yes, Jansky yes, Miller yes, Stokebrand yes, MJ Weber yes, and Doug Wenz yes. Minutes to be filed.

Chairman Horak turned meeting over to Vice Chair Wayne Miller .

Mark Donnarumma of Infrastructure & Energy Alternatives Inc. appeared asking for Conditional Use Permit for Mobile Concrete plants and Lay Down Yard at E1/2 NW1/4 3-6-2E. or Road M & 1000. These plants would be used for constructing the bases and foundations of the Milligan One/EDF Renewable Fuels Wind Farm. Discussion on raw materials, employees, water plan, fencing, using local companies, dust control, hour of production were brought forth by the board. Commissioner Marvin Kohout reported that the Commissioners had tabled and would be on next Tuesday's agenda, The Road Haul Agreement is not in place at this time. Vice Chair Miller asked for questions and comments from •public. Sandra Kali had a list of concrete questions and noise levels during working hours. Ms Kolb also stated she thinks the properties should be rezoned from agricultural file commercial. Also speaking were Katy Wissenberg, and Larry Brydl. Ron Fink moved to close public hearing and Wayne Havlat 2nd. Roll Call Vote, Yes by Barta, Fink, Havlat, Jansky, Miller, Stokebrand, MJ Weber, and Doug Wenz, Abstaining was Horak.

Johnny Barta moved to approve the Conditional Use Permit for IEA, when the Road Haul Permit is approved. Wayne Havlat 2nd. Roll Call Vote: Yes by Barta, Fink, Havlat, Jansky, Miller, Stokebrand, MJ Weber, and Wenz. Horak Abstained,

Doug Horak took back Chairing meeting. Old Business in regards to Zoning Regulation changes. Hannah, reports that if board decides to try and change any, we will have to be more specific *and* need to Meet the notices and public meetings. After some discussion in regards to contracts between the landowners and contractor, noise and sound volumes, set backs for ice flex and shadow flicker, insurance, and lighting, Ron Fink moved and Doug Wenz 2nd to get more research on the matter before we make any decision of regulation changes. Roll Call Vote: Yes: Barta, Fink, Havlat, Horak, Jansky, Miller, Stokebrand, MJ Weber, and Doug Wenz. No Nays. It was suggested we perhaps bring in a wind specialist from the University of Nebraska .

No new business other than needing to reschedule the October' Meeting from the 15th to the next Tuesday 22nd.

Commissioner Marvin Kohout reported the levy will be slightly higher next year. A Johnson County trial will be held in Saline County Court. Johnny Barta moved to adjourn, Wayne Miller 2nd. Votes

Yes, Barta, Fink, Havlat, Horak, Jansky, Miller, Stokebrand, MJ Weber, and Wenz. Chairman Horak

adjourns at 8:43 pm,

Mary Jo Weber
Secretary



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING November 19, 2019

The Saline County Planning and Zoning Meeting was held November 19, 2019 in the Assembly Room of the Saline County Courthouse in Wilber, NE. Chairman, Doug Horak called meeting to order at 7pm. Notice of the Open Meeting Rules, being posted in the room was noted. Roll Call was taken, present were: Johnny Barta, Wayne Havlat, Wayne Miller, Harold Stokebrand, Doug Wenz, Ron Fink, Doug Horak, Mary Jo Weber, with Jeff Jansky absent. Lyle Weber, P&Z administrator was present, and several from the public.

Minutes were read and corrected to read W1/2 not E1/2 on the Lay Down Yard's location and Keelan was added to Hannah's name. Wayne Havlat moved to accept corrected minutes, Wayne Miller 2nd. Roll Call, all yes. September 17, 2019 minutes to be filed.

On old business, Lyle asked the board for discussion on Zoning Regulation changes. Longer
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setbacks, Lighting and radar systems on towers, decomposition Plans, Contracts, Property Lines and dwellings, and Light Flickers were brought forward. Horak asked for Public comments. Jeff Koll, Gary Veprovsky, Larry Brydl, and Chuck Silatt had comments about Wind Towers and different regulations that need to be addressed. Back to board discussion, Lyle asked what the board feelings were at making changes on regulations at this time, to be tabled for more discussion.

New business, Lyle said there may be three subdivisions in the address at December meeting.

No commissioners report.

Harold Stokebrand moved to adjourn, Wayne Havlat second. Roll call vote, Yes: Barta, Havlat, Miller, Stokebrand, Wenz, Fink, Horak, MJ Weber. Horak declared adjourned at 8:32 pm.

MaryJo Weber, Recording Secretary.