



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING
JANUARY 19, 2021

The Saline County Planning & Zoning Meeting was called to order at 7:01 p.m. by Chairman, Doug Horak, stating that the Open Meeting Rules are posted on the wall. Meeting was held at the Conference room of the Saline County Courthouse, Wilber NE. Roll Call was taken by Lyle Weber, Planning & Zoning Administrator. Present were: Wayne Havlat, Wayne Miller, Ron Fink, Jeff Jansky, MaryJo Weber, Johnny Barta, Doug Wenz, and Doug Horak. Commissioners Marvin Kohout and Phil Hardenburger and Deputy County Attorney Steve Reisdorff were in attendance also with approximately thirty people from the public.

Minutes were read, Havlat moved to approve and Miller 2nd. Roll Call vote of yes were: Fink, MJ Weber, Jansky, Havlat, Miller, Wenz, Barta, and Horak. Minutes stand approved.

Discussion from the public asking for Horak to step down from chairing the Public Hearing. Board Member Johnny Barta asked the Deputy Co. Attny Reisdorff his opinion. Motion was made by Miller and 2nd by Barta to open Public Hearing for the proposed Zoning Regulation changes, chair by Horak. Roll Call voting : MJ Weber, Wenz, Jansky, Havlat, Miller, Fink, and Barta yes, Horak abstained.

Lyle Weber, P & Z Administrator, opened the Hearing by reading several letters he had received in regards to setbacks and livestock regs. The P&Z board then heard from 21 people from several counties. The P&Z board then asked Deputy County Attny Reisdorff on each proposed Regulation his thoughts and legal advise. At 9:49 pm. Fink moved and Wenz 2nd to close the Public Hearing. Roll Call voting yes: Fink, Miller, Barta, MJ Weber, Wenz, Jansky, Havlat, with Horak abstaining. Public Hearing is closed.

Fink moved to Table Discussion on Regulation Changes to next meeting, Wenz 2nd. Discussion by board. Voting yes to Table to February Meeting were: Barta, Wenz, Jansky, Havlat, Miller, Fink, MJ Weber, and Horak. Motion carried. No other business.

Commissioner Kohout reported we will need three positions on the Planning & Zoning Board replaced. Applicants notify County Clerk's office by January 29th, they are set by Population and Geographic areas.

A motion was made by Wenz and 2nd by Miller to adjourn meeting. All voting yes, meeting announced adjourned at 9:53 pm.

MaryJo Weber, Secretary.



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING AND ZONING

Minutes for February 16, 2021 Board Meeting

The Saline County Planning and Zoning Board Meeting was called to order at 7:03 P.M. by Chairman Horak. Horak stated the open meeting laws are posted on the wall. The meeting was held in the Assembly room of the Saline County Courthouse in Wilber, Nebraska. Roll call was taken. Members present were Horak, Barta, Fink, Wenz, Miller. Havlat arrived at 7:06. Absent: Weber and Jansky. Commissioners Kohout and Hardenburger also present along with about 10 members of the public.

Minutes were read, Miller moved to approve with Fink 2nd. Roll call vote taken. Yes: Havlat, Miller, Fink, Barta, Wenz, Horak. Minutes were read and approved as corrected. (THEY HAVE NOT BEEN CORRECTED)

Lyle Weber announced that the Chicken Farm public hearing was cancelled due to the DeWitt Village Board having jurisdiction.

Reorganization was table until all new members are sworn in.

Lyle Weber announced that zoning regulations cannot be voted on as it is not listed an action item. Barta motioned move the regulation changes off the table Miller seconded. Roll call vote, all Yes.

Horak opened the discussion of wind regulations among the board.

Gary Veprovsky objected to Horak running the meeting. Horak stated for the record that he does have wind turbines on his property and leased land to the wind farm company to have a temporary storage yard.

The proposed changes to the zoning regulations were discussed. Fink suggested eliminating the requirement for a safety manual and in its place including safety information. Havlat agreed that since there is no definite manuals requiring one would be hard. Barta stated that the radar controlled lights are popular right now. The board decided to require radar lights if the FAA approves them. If not then lights would have to be on all the time. The board wants to not put in the need for the Commissioners to approve a sale but should show adequate funds for transfer of a conditional use permit Ron Fink suggested an escrow account set up within 10 years of operations for decommissioning. Everybody agrees the wording "not in my back yard" should be eliminated from the regs. Barta liked the setbacks of 3X height for dwellings and 2X for roads, power lines, and property lines. Wenz brought up the idea of a 1 mile setback in order for inclusion of more people the possibility of higher payouts from companies. Fink suggested 1/2 mile from property line. Barta 1/2 mile from dwelling would be acceptable. The board agreed on the 1/2 mile from dwelling of non-participating landowner and 2X height to property lines. The board was all on board for noise not to exceed 50 dba sound limits at dwellings. Weber stated that deputy county attorney changed his mind and now thinks as the EDF lawyer's statement that any changes are not retroactive to any projects already permitted.

The board also decided that any new class II livestock operation would need to get a conditional use permit.

Lyle Weber stated that no signed bylaws could be found and wonder if anyone had contact information for Ron Lorenz, wondering if he might have signed bylaws. Zoning Administrator Weber presented the



Saline Planning and Zoning Minutes



by-laws to the board and mentioned that a public hearing will be held at the March meeting on the by-laws.

Jeff Koll presented a letter from the Attorney General of a complaint filed towards Lyle Weber. The Attorney General contemplate no further action and stated that Lyle is not part of the public body and that it was the Board that violated the Open Meeting Act in respect to the availability of meeting minutes and nondescriptive agenda items. The Attorney General suggested that Lyle and County Attorney, Tad Eickman admonish the Planning Commission and that future strict compliance of the Open Meeting Act was imperative over the doings of the Planning and Zoning.

Gary Veprovsky reiterated that no setbacks should be less than a mile. Bryan Aron Ourecky stated the big complaint with the Chicken Farms is that they are not owned locally living within proximity to them.

Commissioners Kohout and Hardenburger gave an update on commissioner's activity. Havlat made motion to adjourn, Fink 2nd. All voted yes.

Meeting adjourned 9:04.

Lyle Weber, acting secretary.



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING

March 16, 2021 Minutes

The Saline County Planning & Zoning Meeting was called to order by Vice Chair, Wayne Miller at 7:07pm. On March 16th, 2021. Open Meeting Laws are posted on the wall of the Assembly Room of the Saline County Court House stated Miller. Roll Call was taken by Lyle Weber, P&Z Administrator, present were: Wayne Havlat, Wayne Miller, Joel Weber, Ron Fink, Jeff Jansky, Mary Jo Weber, Johnny Barta, Jeff Koll, and Keith Muller. Also present were Commissioner Marvin Kohut and seven from the public. Introductions of the new members of Keith Muller, Jeff Koll, and Joel Weber were made. They had been approved by Commissioner, earlier.

Minutes of February 16, 2021 meeting were read by Mary Jo Weber. Correction of Bryari to Aron Ourecky was made. Jeff Koll asked to present Corrected Minutes to the board, striking some and adding wording. Jeff Koll moved to approve the corrected copy of minutes. After discussion and review by board, Johnny Barta 2nd ci. Roll Call voting yes were: Fink, Miller, Barta, Koll, Muller and MJ Weber abstaining, Havlat yes, Joel Weber and Jansky abstaining. Minutes stand approved.

Citizens Forum was opened. Reece Sukovaty stated his ideas of the proposed regulation changes. Many counties have simple 3 to 5 pages on livestock instead of the 14-16 pages Saline County has and they are easier to understand. On Wind Farm Regs, property lines setback, "Right to Work" by custom sprayers, page 64 needs review, and not having a statement of nonparticipating neighbors were all brought forward. Vice Chair Miller asked if there were any others. Forum closed.

Reorganization of Board, Vice Chair Miller stated he would not accept Chairman. Mary Jo Weber nominated Johnny Barta for Chairman, with 2nd by Ron Fink. Keith Muller moved to nominate Jeff Koll as Chairman. VC Miller C! Sked for a 2nd ct. With no 2nd d and no other nominations, roll call was taken on 1st motion. Voting yes were: Jansky, MJ Weber, Koll, Muller, Havlat, Miller, J Weber, Fink, Barta. Chairman Johnny Barta takes over proceedings. Ron Fink nominated Jeff Koll as Vice Chair, 2nd d by MJ Weber. Wayne Miller was nominated by Joel Weber with 2nd by Wayne Havlat for Vice Chair. After asking for other nominations, Ballot Vote WC1S taken and counted by several from the public attending. Vote was 5 Miller and 4 Koll. Miller will remain Vice Chair. Ron Fink nominated Mary Jo Weber for Secretary with 2nd by Jeff Koll. No other nominations. Roll Call voting Yes: J Weber, Muller, Havlat, Jansky, Muller, Koll, Barta, and Fink. She will continue as Secretary.

Business for Action: Subdivision in SW1/4 24-7-3E Saline County for Dan Pavlish. This is a minor Subdivision of 5.571 Acres with existing well and sewer. Division is wanted for Purchase/Lender purposes. Barta asked Administrator Lyle Weber if he saw any problems with this. Having none, Miller moved and Jansky 2nd to approve. Roll Call: Havlat, Miller, J Weber, Fink, Jansky, MJ Weber, Koll, Muller and Barta, all voting yes. Approved moves to Commissioners.

Proposed Regulation Changes: For Section 619, Wind Farm Regulations and Conditional Use Permit for Animal Classes. After Board Discussion on Decommissioning of Wind Farms, Joel Weber moved and Ron Fink 2nd to table page 64 number 8. Voting yes were: Muller, Koll, Barta, MJ Weber, Jansky, Fink, J. Weber, Miller, and Havlat by Roll Call. Lyle Weber read letter he had received from FAA in regards to activated lighting on Towers. Discussion by board, some questions on where we stand



Saline Planning and Zoning Minutes



legally. Gary Veprosky asked to speak about lighting on Wind Towers. Chair Barta allowed his input. He has questions of setup and sequence of the blinking and other lighting issues. Board discussion continues on page 63.C #2, "not in my back yard" .

Discussion then moved onto Setbacks at the proposed 2640 feet on non participating landowners and 2 times (X) height for property lines, utility lines and public road ways. It was then noted that the sound item was not in our regulations for commercial and may need to be added . The Animal classes and need or not needed Conditional Use permit was covered in discussion. With several new board members and possible some legal questions to be answered, Joei Weber moved and Wayne Havlat 2nd to table all Regulation Changes. Voting yes were: Havlat, Muller, Miller, Koll, J.Weber, MJWeber, Jansky, Fink, and Barta.

· Motion to move to Public Hearing for Planning & Zoning and Board of Adjustment by-laws was made by Jeff Koll with 2nd by Wayne Miller. Voting yes in Roll Call were: Jansky, Fink, MJWeber, Barta, Muller, JWeber, Koll, Miller, and Havlat. Conflict of Interest was discussed. Public input was that conflict should be stated and recorded in the minutes if so. Legal notice and term limits were also discussed, with discussion of the duties of the Variance Board. Miller moved at 9:30pm to Close Public Hearing, 2nd by Muller. Roll Call Voting yes: MJWeber, Jansky, Muller, Havlat, Koll, Fink, JWeber, Barta, and Miller. Closed. After Board discussion of needing advise from County Attorney's Office, Havlat moved and Joel Weber 2nd to Table By:Laws . Yes:Havlat, Miller, JWeber, Fink, Jansky, MJWeber, Barta, Koll, and Muller by Roll Call.

Open Discussion: Lyle with try to set up meeting for orientation of Gary Verprosky on the Variance Board. Commissioner Koll reported with the rains that we have had, contract haulers of gravel will also be used besides our county trucks .

Ron Fink moved and 2nd by Wayne Miller to Adjourn, All voting Yes. Barta announced adjourned at 9:35 pm.

May Jo Weber, Secretary



Saline Planning and Zoning Minutes



Saline County Planning & Zoning Meeting, April 20, 2021

The Saline County Planning & Zoning Meeting was called to order by Chairman, Johnny Barta at 7:04 pm on April 20th, 2021, held in the Saline County Courthouse Assembly Room. Chairman Barta noted that we observe the Open Meetings Act which is posted on the east wall of the meeting room. Roll Call was taken by Lyle Weber, Planning & Zoning Administrator. Present were Wayne Havlat, Wayne Miller, Joel Weber, Johnny Barta, Jeff Koll, Keith Muller and Mary Jo Weber. Absent were: Jeff Jansky and Ron Fink. Also, present were Commissioners Marvin Kohout and Phil Hardenburger and ten from the public.

Minutes of the March 16th, 2021 meeting were read, with no corrections. Miller moved and Havlat 2nd to accept. Role Call vote taken by Lyle, Voting yes were MJWeber, Koll, Muller, Havlat, J. Weber, Miller, and Barta, minutes stand approve.

Barta opened Citizens Forum. Mike Matheson of the Milligan III Wind Farm came forward asking the board to consider leaving the Wind Farm Regulations as is. No other comments from the public, Barta closed forum.

Business on the agenda was for Minor subdivision on NE1/4 14-8-2E for Easley. P&Z administrator Lyle Weber presented as owner could not attend. Discussion was to divide from an 8.81 Acres to 3.087 Acres with house and buildings, balance go with the existing farm ground. J. Weber moved to accept and Havlat 2nd. Voting yes were: Koll, MJWeber, J. Weber, Miller, Havlat, Muller and Barta by Roll Call Vote. Absent Fink and Jansky. Moves on to Commissioners.

Barta then asked to move the Wind Farm Application Moratorium to the last of our Business.

Chair Barta moved on to The Proposed Zoning Regulation Changes. Barta asked Lyle Weber if the County Attorneys Office had given him any input on the proposed changes, since the board had seemed concerned on some of the legal matters. They had briefly discussed and had hoped to be in attendance. Board has discussed that we were in agreement with the Lighting change, Section 619 on page 65 end of letter c. At this point, Jeff Koll asked Chairman Barta if he could present his proposed changes to the Saline County Regulation Changes. He allowed and all board present were given copies. After some discussion, J. Weber moved to use the list of changes that we have from Lyle Weber, Planning & Zoning Administrator, second by W. Miller. Roll Call Vote were Havlat yes, Miller yes, JWeber yes, MJWeber yes, Barta yes, Koll no, Muller yes.

Lyle had information from Cindy Whitten of the Kansas City FAA office in regards to lighting. Wayne Miller moved and 2nd by Wayne Havlat leave Section 619 page 65 end of letter c as is. Discussion on Motion if it was retroactive on projects. Amended to add "on new or future projects." Roll Call vote on Amendment: J. Weber, Koll, Havlat, Miller, MJWeber, Muller and Barta all yeas. No other discussion on motion. Voting yes by roll call were: Koll, Muller, Havlat, Miller, J. Weber, Barta and MJWeber. Fink and Jansky absent.

Decommissioning plan, Joel Weber moved to keep wording as is. Wayne Havlat 2nd. After discussion by the board, J. Weber and Havlat withdrew motion and 2nd. Section 619 page 64 number 8 will not change.

Removal of wording "not in my Backyard" on Section 619 page 63 under c#2. Miller moved and Koll 2nd to remove. Roll Call vote Yeas by MJWeber, Muller, Havlat, JWeber, Miller, Koll and Barta.

For page 64-section 619 Minimum Setbacks. Koll moved to change the Setback on nonparticipating land owners to 2640 feet from property lines, Muller 2nd. Roll Call Vote Muller yes, JWeber no, Havlat yes, MJWeber no, Miller no, Koll yes, Barta no. Motion failed. Miller moved to change setbacks of 1200 feet to 2640 feet on occupied buildings. Muller 2nd. Discussion. Vote was Miller yes, MJWeber yes, Koll yes, Havlat yes, JWeber no, Barta yes, and Muller yes. Motion past. Koll moved to change setback to property lines, utility lines, and public roads to 2x height or greater of the safety zones, specified in safety manual. Second by Muller. Motion failed by voting: Koll yes, Miller yes, Havlat no, JWeber no, Muller yes,



Saline Planning and Zoning Minutes



MJWeber no, Barta no. Havlat moved to change setback to 2X height on nonparticipating property lines and leave 1.1X height on utility lines and public road ways. Miller second. Roll Call vote: JWeber no, Koll no, Muller no, Havlat yes, MJWeber yes, Miller yes, Barta yes. Vote was 4-3.

Koll moved to add line after setback box in Section 619 page 64 that any wind turbine shall not exceed 40 dba using "A" Scale of sound at any dwelling. 2nd by Muller. Discussion. Voting yes Havlat, yes Miller, no JWeber, yes Koll, yes Muller, no MJWeber, no Barta. Vote 4-3.

Barta asked for discussion on Conditional Use Permits for a CAFO changing classes. Joel Weber moved to strike the need for a CUP on changing class I to class II. 2nd by Havlat. Roll call voting yes were: MJWeber, Miller, Muller, Koll, JWeber, Havlat and Barta.

Koll asked Barta to present discussion on Shadow Flicker item #3 on page 64. He moved to strike working "less than 1000 ft from turbine." 2nd was by Miller. Voting yes were: Havlat, Miller, JWeber, Koll, Muller, MJWeber, and Barta. Koll moved to add to Section 619 page 58 "Commencement of Construction" from his page one of changes in regards to timing of CUPs and Extensions of Conditional Use Permits. Muller 2nd. Discussion. Roll Call Vote: Havlat abstained, JWeber no, Koll yes, Muller yes, Miller yes, MJWeber no, Barta no. Failed 3-3-0.

Bylaws and Rules of Procedure for Planning Commission and Board of Adjustments to Commissioner was discussed next. Miller moved to accept as presented last meeting and Muller 2nds motion. Yes votes by all: MJWeber, Miller, Koll, Muller, Havlat, JWeber, and Barta. Jansky and Fink absent.

Existing Wind Tower Application Moratorium discussion. Koll moved to extend the moratorium until June 30, 2021. Miller 2nd. Roll Call Vote yes: Muller, Havlat, Miller, MJWeber, Koll, Barta, JWeber no. 6-1Vote.

Commissioner Kohout reported Saline County will be receiving 2.7 million dollars in a 4-year term from special accounts. They will be getting more information on when and how it is allowed to be spent.

With no other business or discussion, Joel Weber moved to adjourn and Havlat 2nd. All in favor, Barta announced adjourned at 9:39 pm.

Secretary Mary Jo Weber



Saline Planning and Zoning Minutes



Saline County Planning & Zoning Meeting, May 18, 2021

The Saline County Planning & Zoning Meeting was called to order by Chairman, Johnny Barta at 7:05 pm on May 18th, 2021, at the Saline County Courthouse Assembly Room, Wilber, NE. Chairman Barta noted that we follow the Open Meetings Act which is posted on the wall. Roll Call was taken by Lyle Weber, Planning & Zoning Administrator. Present were Wayne Havlat, Wayne Miller, Joel Weber, Ron Fink, Jeff Jansky, Mary Jo Weber, Johnny Barta, Jeff Koll, and Keith Muller. Also, present were Commissioners Marvin Kohout and Phil Hardenburger, Deputy County Atty. Steve Reisdorff and eleven from the public.

Minutes of the April 20th meeting were read. Jeff Koll moved to approve minutes with Joel Weber with 2nd. Voting by roll call were: MJWeber yes, Havlat yes, Muller yes, Koll yes, Jansky abstains, Miller yes, J Weber yes, Fink abstains, Barta yes. Motion passes.

Citizens Forum was opened: Gary Verprosky came forward in regards to the "Bylaws and Rules of Procedure" for Saline County Planning Commission, which has been approved by Saline County Commissioners.

Business for Action: Nicki Zalesky representing Don Bartels for a Sub-division E1/2 NW1/4 16-5-IE Saline County, Tobias, NE. Division would be 8.308 Acres from 80 Acres of farm ground, has existing house on yard, with new septic marked on presented map. Lyle had no problems with this project. Joel Weber moved to approve with 2nd by Havlat. Roll call voting: Miller, Havlat, Koll, Muller, MJ Weber. Jansky, J Weber, Fink, and Barta all Yeas. Moves onto Commissioners.

Chairman Barta asked for motion to move to Public Hearing for Proposed Zoning Regulation Changes. Miller moved and Muller 2nd on motion. Voting all yeas: Havlat, Miller, J Weber, Fink, Jansky, MJ Weber, Barta, Koll, and Muller at 7:24 p.m. Jeff Koll noted some of the items on page 86. Chairman Barta asked that all coming forward would be allowed five minutes. Deputy Co. Attny Reisdorff reminded all that this hearing was only on the proposed regulations presented. Coming forward to speak were from Saline County: Gary Verprosky and Chuck McKay, from Wayne County was Doug P. Nelsen, from NE Collision of Energy was Terry Mattson, Dennis Broz and Doug Horak also of Saline County and Jack Sukovaty was online. Chairman Barta asked if anyone else wanted to speak, with none, Joel Weber moved to close Public Hearing with Wayne Havlat 2nd. Roll Call Vote Miller, Fink, Koll, Muller, Havlat, J Weber, Jansky, MJ Weber and Barta all voting yes. Public meeting closed at 7:57 p.m.

Chairman Barta asked board for recommendations for zoning regulation changes. Ron Fink moved to change wording on Section 619 page 65, end of letter c. Drop radar activated to "Aircraft Detection Lighting System", 2nd by Havlat. Discussion. Voting Yes by Roll Call were: Fink, J Weber, Muller, MJ Weber, Koll, Havlat, Miller, Jansky and Barta motion approved. Commissioner Hardenburger was recognized by Chair Barta. His question was put to Attny. Reisdorff on legal view of making any regulation changes retroactive.

Jeff Koll moved to approve second item, Section 619 page 63 under C#2, as presented. Fink 2nd. Roll Call Voting: Havlat, Miller, JWeber, Fink, Jansky, MJWeber, Barta, Koll, and Muller all yeas. Approved moves on.

Back to first item, Havlat moved and Miller 2nd to approve change and move regulation to commissioners. Voting yes were: Koll, Miller, MJWeber, Muller, J Weber, Jansky, Muller, Fink and Barta. The 3rd Item, Section 619 page 64, Attny Reisdorff suggested on line one change to 2640 feet, add wording of "or 5X Height, which ever is greater." Ron Fink moved and Wayne Miller 2nd to change wording only. Discussion. Voting yes: JWeber, Havlat, Koll, Jansky, Muller, MJWeber, Miller, Fink, and Barta votes No, by Roll call. Passed. Motion by Koll and Second by Havlat to move modified regulation change to



Saline Planning and Zoning Minutes



commissioners. Roll Call Vote: Fink yes, J Weber no, Miller yes, Jansky yes, Muller yes, MJWeber yes, Barta no, Havlat yes. Approved moves to commissioners.

Item 3 line 2, Havlat moved and Miller 2nd to approve setbacks as presented. Voting: JWeber no, Jansky yes, Koll yes, Havlat yes, Miller yes, Fink yes, Muller yes, and Barta yes. Approved, moves to commissioner. Column 4 of item 3, question was asked to Atty. Reisdorff who would hold liability on right of ways. Joel Weber moved and Keith Muller 2nd to accept as written. Voting all yeas were: Havlat, Fink, Jansky, J Weber, Miller, Muller, Koll, MJ Weber, Barta. Moves to Commissioners.

Item 4, Section 619 page 64 after setbacks. Discussion by board of range of decibels. Motion by Jeff Koll to approve as written, with 2nd by Ron Fink. Roll call Vote: J Weber no, Havlat yes, Miller yes, Jansky no, MJWeber no, Koll yes, Muller yes, Barta no. Passes 5 yes-4 no. Will move on as written to commissioners.

Item 5, Section 619 page 64 #3 to remove line. Discussion. Motion by Koll and 2nd by Havlat to accept change as written. Vote all yeas: Fink, MJWeber, Havlat, Muller, Jansky, Koll, J Weber, Miller, and Barta. Approved, moves on.

Item 6, livestock in Ag district, need for CUP. After discussion from board and input from Atty. Reisdorff, Koll moved to add "after any abutting properties. Second by Muller. Vote to change wording only: Fink no, Miller yes, J Weber no, Koll yes, Havlat no, MJ Weber no, Muller yes, Jansky no, Barta yes. Motion failed 4-yes and 5-no. Joel Weber moved to drop "class I to class II with written notice". Ron Fink 2nd. Voting Jansky yes, Koll no, Havlat yes, Miller yes, JWeber yes, Muller no, MJWeber yes, Barta yes and Fink yes. Motion passed 7 to 2. Motion to approve regulation change and send to Commissioners by J Weber, 2nd by Jansky. Roll call vote: MJWeber yes, J Weber yes, Koll no, Jansky yes, Muller no, Miller yes, Fink yes, and Barta yes. Motion passes 7 to 2.

Proposed changes to zoning regulations move onto commissioners.

Chairman Barta asked for Commissioners Report. Commissioner Marvin Kohout reported the "By-laws for Planning were approved, but looking into Variance Board's By-laws for any conflict of legal cross over by the County Atty's Office and State Rules. Kohout also reported there will be scaffolding up for the Tuck-Pointing project soon.

With no other business, Havlat moved to adjourn with 2nd by Jansky, all voting yea. Chairman Barta adjourned May meeting at 8:52 p.m.

Secretary Mary Jo Weber

SALINE COUNTY PLANNING & ZONING MEETING
JUNE 15TH, 2021

CHAIRMAN JOHNNY BARTA CALLED THE SALINE COUNTY PLANNING & ZONING MEETING TO ORDER AT 7:02 pm ON JUNE 15TH, 2021, IN THE ASSEMBLY ROOM OF THE SALINE COUNTY COURTHOUSE, WILBER NE. BARTA STATED THAT WE FOLLOW THE OPEN MEETING ACT, WHICH IS POSTED ON THE EAST WALL OF THE ROOM. ROLL CALL WAS TAKEN BY P&Z ADMINSTRATOR LYLE WEBER. PRESENT WERE: JOEL WEBER, RON FINK, JEFF JANSKY, MARY JO WEBER, JOHNNY BARTA, JEFF KOLL, KEITH MULLER. ABSENT WERE WAYNE HAVLAT AND WAYNE MILLER. ALSO IN ATTENDANCE WAS COUNTY COMMISSIONER MARVIN KOHOUT.

MINUTES OF THE MAY 18TH, 2021 MEETING WERE READ AND AMENDED. MOTION TO APPROVE AS AMENDED MADE BY JOEL WEBER AND SECOND BY JEFF JANSKY. ROLL CALL VOTING YES WERE: JOEL WEBER, RON FINK, JEFF JANSKY, MARY JO WEBER, JOHNNY BARTA, JEFF KOLL, AND KEITH MULLER.

BARTA CALLED FOR CITIZENS FORUM, AS THERE WAS NO ONE FROM THE PUBLIC PRESENT, MOVED ONTO NEW BUSINESS.

LYLE WEBER, PLANNING & ZONING ADM. SAID THAT ACCORDING TO OUR BY-LAWS, THE BOARD MUST MEET QUARTERLY. THE DECISION TO NOT HAVE A MONTHLY MEETING COULD BE DETERMINED BY CHAIRMAN AND ADMINISTRATION AS TO BUSINESS AT PRESENT TIME.

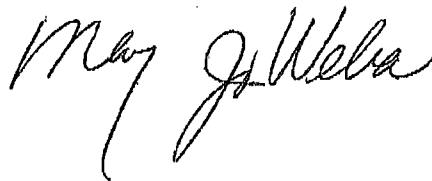
CHAIR BARTA ASKED COMMISSIONER KOHOUT IF THE PUBLIC HEARING ON ZONING CHANGES HAD BEEN HELD YET. THAT IS SCHEDULED FOR JULY 6TH.

LYLE REPORTED THAT HE WOULD BE ATTENDING A TOUR OF SEVERAL CHICKEN, SWINE, AND DAIRY BARNS SOME IN THE OSCEOLA AREA.

COMMISIONER KOHOUT REPORTED THE TUCK POINTING IS ON HOLD DUE TO MORTAR MIXTURE ISSUES. CHAIRMAN BARTA ASKED ABOUT THE VIDEO AND FACEBOOK FOR COMMISSIONERS MEETINGS.

CHAIRMAN BARTA ASKED FOR MOTION TO ADJOURN. JOEL WEBER MOVED AND JEFF JANSKY SECOND MOTION. ALL VOTING YES, BARTA ADJOURNED AT 7:28PM.

MARY JO WEBER, SECRETARY





Saline Planning and Zoning Minutes



Saline County Planning and Zoning Meeting

July 20, 2021

CHAIRMAN JOHNNY BARTA CALLED THE SALINE COUNTY PLANNING & ZONING MEETING TO ORDER AT 7:00PM ON TUESDAY, JULY 20, 2021; IN THE ASSEMBLY ROOM OF THE SALINE COUNTY COURTHOUSE, WILBER NEBRASKA. BARTA STATED THAT WE FOLLOW THE OPEN MEETING ACT, WHICH IS POSTED ON THE EAST WALL OF THE ROOM. ROLL CALL WAS TAKEN BY JENNIFER FILIPI. PRESENT WERE: JOHN BARTA, KEITH MULLER, JEFF JANSKY, RON FINK, JEFF KOLL. ABSENT WERE: WAYNE HAVLAT, WAYNE MILLER, MARY JO WEBER, AND JOEL WEBER.

MINUTES OF THE JUNE 15TH, 2021 WERE READ AND AMENDED. MOTION TO APPROVE AS AMENDED MADE JEFF KOLL AND SECOND BY RON FINK. ROLL CALL VOTING YES WERE: RON FINK, JEFF JANSKY, JOHN BARTA, JEFF KOLL AND KEITH MULLER.

BARTA CALLED FOR CITIZENS FORUM, AS THERE WAS NO ONE FROM THE PUBLIC PRESENT, MOVED ONTO NEW BUSINESS.

NEW BUSINESS FOR ACTION BEING A MINOR SUB-DIVISION APPLICATION FOR DOUG DUBA. SUB-DIVISION WAS DISCUSSED. JEFF KOLL MADE A MOTION TO APPROVE SUB-DIVISION, AND SECOND BY JEFF JANSKY. ROLL CALL VOTE FOLLOWED, THOSE WHO VOTED YES WERE: RON FINK, JEFF JANSKY, JOHN BARTA, JEFF KOLL AND KEITH MULLER.

Ron Fink called for a motion to adjourn the meeting. The motion was seconded by Keith Muller. Meeting ended at 7:24p.m.



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING AUGUST 17, 2021

Chairman Johnny Barta called the August 17, 2021 Planning and Zoning Meeting to order at 7:02pm at the Saline County Courthouse Assembly Room in Wilber NE. Barta stated that we follow the Open Meetings Act, which is posted on the east wall of the room. Roll Call was taken by Jennifer Filipi, Assistant Planning & Zoning Administrator in Lyle Weber, P&Z Administrator's absence. Present were: Johnny Barta, Keith Muller, Jeff Jansky, Wayne Havlat, Mary Jo Weber, Jeff Koll and Joel Weber. Absent were Wayne Miller and Ron Fink. AN^o present were Commissioner Marvin Kohout and three from the public.

Minutes were read, after the addition of Jennifer's title, as P&L Assistant, a motion was made by Joel Weber and 2nd by Jeff Jansky to approve. Roll Call all Yeas: Havlat, Muller, Joel Weber, Jansky, M J Weber, Barta, and Koll. Minutes to be filed. Next Barta called for Citizens Forum, with no one coming forward moved on.

Minor Sub-division application for D. Weber NW1/4 19-8-1E. Dividing 6.775 Acres of Home and Yard from 81 Acres of farm, so rest of land can be sold. Joel Weber moved to approve with 2nd from Wayne Havlat. Roll Call voting yes: Barta, Joel Weber, Jansky, M.J.Weber, Koll, and Muller. Approved moves onto Commissioners.

Next on Agenda was discussion about modifications of ByLaws for Agenda to be online. Barta said he had discussed with County Clerk about the systems we are using for on-line presentations. Also had questions of legality. Motion made by Joel Weber to Table until advise from County Attorney could be obtained. Jeff Koll making second. Voting yes to table were: Havlat, Joel Weber, Jansky, Mary Jo Weber, Barta, Koll, and Muller, by roll call.

No other business, Commissioner Kohout reported on Valuations and continued work on the Tuck Point job.

Wayne Havlat moved to Adjourn Meeting with 2nd from Jeff Jansky. Roll Call voting yes were: Havlat, Joel Weber, Jansky, M.J.Weber, Barta, Muller, and Koll. Barta announced adjourned at 7:31pm.

Mary Jo Weber, Secretary.



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING NOVEMBER 16,
2021

The Saline County Planning & Zoning Meeting was called to order at 7pm on November 16th, 2021 by Chairman Johnny Barta. He stated that the Open Meeting Act applies which is posted on the east wall of the Assembly Room of the Saline County Courthouse. Roll call was taken, present were: Johnny Barta, Jeff Jansky, Wayne Miller, Ron Fink, Mary Jo Weber, Jeff Koll and Joel Weber. Absent were Keith Muller and Wayne Havlat and Administrator Lyle Weber. Jennifer Filipi Assistant P&Z Administrator was present and called roll.

Minutes of the August 17th Meeting were read. Jeff Koll moved to accept with second from Jeff Jansky. Voting yes were: Miller, J. Weber, MJWeber, Barta, Koll, Jansky, Fink. Minutes stand approved for filing.

As there was no one present for the Citizens Forum, Chairman Barta moved onto Business of the By-Laws and having the Agenda on-line. After discussion of the Agenda on-line and mandatory posting of the minutes on-line, Jeff Koll moved with 2nd from Ron Fink to Pull off the table at this time, due to changing programs with the County clerk's office. Roll call by J Filipi: Miller, J Weber, Fink, Jansky, MJWeber, Barta and Koll all yeas. Chair Barta stated he had spoke to the County Attorneys office on this matter. The new Bylaw pages were passed out, with the Commissioners voting on the changes earlier in the week. Jeff Koll states that page 64 item 4, wordage may have been changed . Barta urged the Board members to review and we would check into the matter.

No Commissioners present. Barta reported Lyle had stated that Livestock and Solar were on the upcoming and possibly acreage changes but nothing set for a December meeting. Chairman Barta said that there would not be a December Meeting unless needed. We are required to meet once every quarter. January will be the reorganizational meeting.

With no other business, Barta asked for motion to adjourn, moved by Jansky and 2nd by Fink. Voice vote all yeas. Meeting adjourned at 7:29 pm.

Mary Jo Weber, Secretary



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING DECEMBER 21, 2021

The Saline County Planning and Zoning Meeting was called to order by Chairman Johnny Barta at 7pm. On December 21, 2021, explaining that the Open Meeting Act applies, which is posted on the east wall. Meeting was held in the Assembly Room of the Courthouse in Wilber NE.

Roll Call was taken by Lyle Weber, P&Z Administrator. Present were: Johnny Barta, Jeff Koll, Wayne Miller, Keith Muller, Wayne Havlat, and Mary Jo Weber, Absent were: Jeff Jansky, Ron Fink, and Joel Weber. Also present were Commissioner Marvin Kohout and 3 from the public.

Minutes of the November 16th meeting were read. Barta asked for any corrections or discussion with none, he asked for motion to approve. Wayne Miller moved to approve with Jeff Koll

Barta asked for Roll call vote from Lyle. Yeas were: Miller, Havlat, Muller, MJ Weber, Koll, and Barta. Minutes to be filed.

Chairman Barta asked for Citizens Forum, with no one coming forward, closed Forum.

Business for Action: Bob Bartels presented a Minor Sub-division application for SE Y42-5-1E. This would divide 4.798 Acres off of 80 Acres. This yard would be divided from farm ground, home build in 1995 so it could be sold separately. After discussion, Wayne Havlat moved and Wayne Miller 2nd to approve division. Chairman Barta asked for roll call. Voting yes were: Mary Jo Weber, Havlat, Muller, Koll, Miller, and Barta. Motion approved, moves onto Commissioners. Doug and Faith Keller next presented minor Sub-division for N1/2NE1/4 of 20-8-4E This would divide 3.941 Acres off so that yard could be separated from farm ground being sold to family. Discussion was held. Jeff Koll moved to approve division contingent a signed waiver by attorney, to present to commissioners. Keith Muller second motion. Lyle called roll call vote: Miller, Koll, Muller, Havlat, MJ Weber, and Barta all voting yes. Moves onto commissioner.

Administrator Lyle Weber handed out the Update for the Zoning Book. Discussion of posting updates on website. Will be in touch with County Clerks office about the newer website and what can be added.

Chairman Barta asked for Commissioner's Report. Marvin Kohout reported on the 3 vacancies to P&Z Board. Ron Fink will return. Gerald Brown and Mark Due were approved as new by commissioners. Wayne Miller will retire from board, after many years. January 2022 meeting will be re-organization meeting. After a 3 day Conference in Kearney, some counties are giving bonus for working thru Covid Issues. Sen. Brandt informed commissioners we should be getting approximately two million from ARP\$. Up to 30% of these monies could be used for Box Culvert and Water improvements, being a 2 year program and used in 4 years. Some counties are using



Saline Planning and Zoning Minutes



on Broadband updates.

Planning & Zoning Adm. Lyle Weber reported that as some of the CRP acres are going out, a new Conservation Perpetual Easement Program is being moved on in some counties. Any acres asking for this change would go thru P&Z. These acres would be removed from the Tax Roll. No grazing would be allowed, no building, no sale of property, usually decreasing value of the near area land.

Some discussion by board of Solar Energy and surrounding counties.

At this time, Johnny Barta thanked Wayne Miller for all his good service on the P&Z Board. And Wayne Miller moved for the last time, to adjourn meeting with Wayne Havlat 2nd. All Voting Yes, Barta declared Adjourned.

Mary Jo Weber, Secretary.