



# Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING AND ZONING MEETING

February 19, 2020

The Saline County Planning and Zoning Meeting was held Wednesday, February 19, 2020 in the Assembly Room of the Saline County Courthouse, Wilber, NE. Chairman, Doug Horak called meeting to order at 7:00 pm. Giving notice that the Open Meeting Rules are posted in the room. Roll Call was taken by Lyle Weber, Planning & Zoning Administrator. Present were: Johnny Barta, Wayne Havlat, Doug Horak, Wayne Miller, Harold Stokebrand, Mary Jo Weber, and Doug Wenz. Jeff Jansky was absent. Also present were Marvin Kohout, Commissioner and ten from the public.

Minutes of the November 19, 2019 meeting were read. Corrections of Decomposition to Decommissioning Plans and Chuck Sukovaty to Chuck McKay were made. Wayne Havlat moved and Johnny Barta 2nd to approve corrected minutes. Voting yes by Roll Call were: Barta, Miller, MJWeber, Horak, Stokebrand, Wenz and Havlat. Jansky absent. Minutes to be filed. Election of Officers was moved to later in meeting.

Doug Wenz moved and Harold Stokebrand 2nd to move to Public Hearing. Yea from all present. A Conditional Use Permit application has been filed by TransCanada Keystone Pipeline LP by agent TC Oil Pipeline Operations Inc. Representing that company were Dan Forbes, Permit Supervisor and Alyssa Ledon, for Security. The request is for a temporary pipe storage and contractor yard on E1/2 SE1/4 of 21-8-3. They have met with Bruce Filipi, Road Superintendent with a plan. Ms. Ledon stated that they would be meeting with Nebraska State Patrol and local law enforcement people and there would be an eight to ten foot surrounding fence to the pipeyard. Access to the property would be needed in April if permits are allowed. This field has previously been used for pipeyard use. Motion by Wayne Miller and Wayne Havlat 2nd to close public hearing. Roll Call vote. All yes.

After Board discussion on the Conditional Use Permit application for the Pipeyard and Contractor Laydown yard, Wayne Havlat moved and Johnny Barta 2nd to approve and move it on to the Saline County Commissioners. Roll Call voting yes were: Barta, Miller, MJ Weber, Horak, Stokebrand, Wenz and Havlat. Motion Carried.

Next on the Agenda was Minor Sub-division by Troy Steuer. They are asking to split approximately 20 Acres. Property is in Section 2-8-4E. There is driveway easement to north portion of division and well is with house. Lyle Weber, P&Z Administrator states there are no problems. Motion to accept and move forward to commissioners by Johnny Barta, and 2nd by Wayne Miller. Roll Call vote yes by Havlat, Wenz, Stokebrand, Horak, MJWeber, Miller and Barta. Motion carried.

Old Business: Zoning Regulation Changes. Board Discussion on revisiting the distance for Set Backs on Wind Towers. Examples are from property lines, dwellings, participating properties verses non participating, height of towers. Lighting issues. Lyle reported Dillon from Apex stated they are not planning on using, however, their project is aiming for 2022. Horak asked Wayne Miller, Vice Chair to take over meeting. More discussion on System Heights, Occupied Dwellings and minimum distances.

Vice Chair Miller asked for comments from the public. Jeff Kroll distributed a small graft copy of the placement of the towers, verses non participating property owners. Discussion was brought forth about Gage and Fillmore County Changes to their setbacks, migratory bird areas, and the possibility of looking at manufacturing companies setback Danger zones.

It was suggested that Set backs be three time the



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height of the tower to the property line. Also asking for a one year moratorium on CU.Permits for wind tower projects.

Vice Chair Miller thanked for input. Doug Wenz moved to Table for more investigating , Harold Stokebrand <sup>2nd</sup>. Roll Call Barta, Havlat, Miller, Stokebrand, MJWeber, Wenz all voting yes, Horak abstained.

Miller returned Chair to Horak. No New News and asked for Open Discussion from Board, having none, Horak returned Chair to Miller. Doug Wenz moved and Harold Stokebrand <sup>2nd</sup> to Retain all Officers. Roll Call vote ,yes by Barta, Havlat, Horak, Miller, Stokebrand, Wenz, and MJ Weber. Harold Stokebrand asked to be retired from his position. Thanks was given by fellow board members. Harold will be in contact with Commissioner Kohout for replacement.

Chair returned to Horak.

Commissioner Marvin Kohout reported there has been debate on the locking of the <sup>3rd</sup> floor area of the court house when prisoners are being brought through for trial.

With no other business, Wayne Havlat moved and Wayne Miller <sup>2nd</sup> to Adjourn Meeting . Horak declared at 8:45 p.m.

MaryJo Weber, Recording Secretary.