



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING

November 17, 2020

The Saline County Planning & Zoning Meeting was called to order at 7pm. By Chairman Doug Horak on November 17, 2020 at the Assembly room of the Saline County Court House, Wilber NE.

Notice of Open Meeting Order is posted on wall, per Chair Horak. Roll Call was taken by Lyle Weber, P&Z Administrator. Present were: Wayne Havlat, Wayne Miller, Ron Fink, Mary Jo Weber, Doug Wenz and Doug Horak. Johnny Barta and Jeff Jansky Absent. Also present were Marvin Kohout, Commissioner and four from the public.

Minutes were read from the October 20, 2020 Meeting. Correction of 26,000 chickens instead of 2000 was made. Miller moved and Wenz 2nd to approve corrected minutes. Roll Call voting Yes were: Fink, Miller, Havlat, Wenz, MJ Weber and Horak. Minutes to be filed.

New Business: Lyle reported the two chicken barns had been withdrawn at this time. Regulation #617 still needs to be looked into for future projects.

Old Business: Regulation Changes. Lyle presented a list of six items for Proposed changes to Saline County Regulations on Wind Energy Systems, as per discussion from previous meetings. Copy has been sent to County Attorney's office, but he had not got back to Lyle on this matter. Chairman Horak asked for discussion from the Board. #1 was to add a Safety Manual for each type of turbine being used. Item 2 was on lighting. Adding all night time lighting shall be activated by a radar activated lighting system installed by the applicant that shall meet or exceed FAA Standards. Board was in agreement on these items. #3 was to add: Any transfer of ownership, of the proposed wind energy conversion system must be with the consent of the Saline County Commissioners approval. After board discussing, it was added "after a Public Hearing in front of the Commissioners." Number 4 was to remove "not in my backyard from c#2. And adding "With regard to visual impacts of the proposed project and the typical human reaction. (ETAL) With discussion on setbacks #5, the board decided to go to 3X height from occupied building, taking out from occupied building on abutting property, and change setbacks from property line or utility lines to 2X height. Item #6 on sound was to add "any wind turbine shall not exceed SODbA measured at any dwelling", and board added using the A scale. These regulations are on pages 62 thru 65 Section 9. Chairman Horak asked the P&Z Board if they were in agreement of these changes to be made and response was yes, moving it forward for legal wording and public meeting. Page 20 Section 501.5 on Expansion of Class 1, 11, 111, M, & V confined and intensive animal feeding was touched on. Board agreed that a Conditional Use Permit should be needed for Class I and up, would need legal to assist in rewriting.

Open Discussion: A discussion from the attorney's office for EDF, stated the concerns they have of making changes to regulations, during an on going project. Jeff Koll was then recognized by Chair Horak. His concern was on water rights and testing prior to new developments.

Commissioner Marvin Kohout reported the County Road office was closed at this time. The next day, the County Officers would meet with Governor Ricketts via Zoom.

Lyle will follow thru with regulations to County Attorney. He will request the Wind Farm Moratorium be extended past December 31st until the Public Hearing has been held by the Commissioners.

Wayne Havlat moved to Adjourn the meeting, Wayne Havlat 2nds: All Voting Aye. Chairman Horak Announced meeting Adjourned at 7:57 PM.

Mary Jo Weber, Secretary