



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



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comm1ss1oners. 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