



# Saline Planning and Zoning Minutes



## SALINE COUNTY PLANNING & ZONING MEETING FEBRUARY 15, 2022

The Saline County Planning & Zoning Board Meeting was called to order at 7:00 p.m. on February 15, 2022 by Chairman Johnny Barta. He stated that the Open Meeting Act applied to this meeting and the Act is posted on the East wall of the Assembly Room of the Saline County Courthouse in Wilber, Nebraska. Chairman Barta asked Lyle Weber, Planning & Zoning Administrator to call the roll: Present were Johnny Barta, Jeff Koll, Wayne Havlat, Mark Due, Joel Weber, Mary Jo Weber, Gerald Brown and Keith Muller, with Ron Fink absent. Also present representing the commissioner was Marvin Kohout.

Minutes of the January 18, 2022 meeting were read by Keith Muller. With no corrections or additions it was moved by Joel Weber to accept the minutes as read, seconded by Wayne Havlat to approve. Roll Call voting yes were: Koll, Havlat, MJ Weber, Brown, J Weber, Due, Barta and Muller. Minutes approved and submitted to be filed.

Due made a motion to go into Public Hearing for agenda item on Hearing For Conditional Use Application, seconded by Brown, approved by voice vote. Lyle Weber, connected via phone system with Mr. Sam Krug of NextLink Company to discuss their site acquisitions. The company has been working to find farmers/land owners in the western part of Saline County to place internet towers in the county.

First parcel discussed was the site at Sec:29, Town:5, Rng:3E. Questions were asked by the board members and answered by Mr. Krug. Items listed were included with related responses:

120' tower – no guide wires

FAA (correction) lighting – not required/not included

Only this company uses the towers, from construction to use

Setback is the height of the tower from any adjacent roadway.

Barta interjected that he had visited with a neighbor that had stated he had no objection to the tower being placed at this site.

Tower will supply line of site transmission.

An additional access road may be required on property and fence will be repaired if this is placed on the property.

Material of tower is galvanized steel with a stadium light look to its structure.

Signed lease with the landowner is completed.

Life expectancy of the tower question was answered with an undeterminable number of years.

Plan to update equipment/technologies from time to time.

Service radius is approximately four miles in line of site usage.

Powered by electricity which will require an added transformer at nearest line and trenched to tower.

If project approved, how long until service available would be 9-12 months.

Service provided via a relay signal from another tower withing 10 miles distance.

Which tower would supply service for this relay is not determined yet.

The second parcel discussed was at Sec:31, Town:5, Rng:1. Located near Road Y near Tobias.

Setback will be at tower height.



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Lease agreement already signed.

How long is the conditional use application, once signed to completion, is two years to have it constructed.

Construction is self-supported pole on a 5'x5' concrete pad, 18' deep hole of concrete with no guide wires.

Decommission clause for termination – 90 days to restore on a 20 year lease.

No further Public Comment.

Motion by Havlat to come out of Public Hearing, second by MJ Weber. Voting yes: Havlat, Brown, J Weber, Due, MJ Weber, Barta, Koll and Muller. Motion carried.

Additional discussion on if the setback was in writing.

Motion to approve the Conditional Use tower on 29-5-3E mad by MJ Weber, second by Havlat. Roll call vote taken; voting yes: Brown, J Weber, Due, MJ Weber, Barta, Koll, Muller and Havlat.

Motion Carried.

Discussion about contact with other counties adjacent to the second tower was asked of L Weber.

Motion to approve Conditional Use tower on 31-5-1 was made by J Weber and second by Due.

Roll call vote taken; voting yes: Due, MJ Weber, Barta, Koll, Muller, Havlat, Brown and J Weber.

Motion Carried.

Question asked if any of the monies reimbursed through state or federal funding was discussed.

No Action on Third property on agenda. Not yet ready.

Commissioner Kohout reported that Mitch Fritz and Aaron Ourecky had be appointed to serve on the Variance Board. He discussed the bill on inheritance tax in the legislature that may cost the county 15%. The county generally receives approximatled \$300,000.00 annually, but has been more in some years. Legislature is again looking at passing bills that are unfunded mandates.

No other business, Barta asked for motion to close, made by Havlat, second by Brown. All in favor by voice vote. Barta adjourned at 7:43 p.m.