



Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING MARCH 15, 2022

The Saline County Planning & Zoning Board Meeting was called to order at 7:08 p.m. on March 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, Gerald Brown, Keith Muller, and Wayne Havlat via his phone, with Ron Fink, Mark Due, Joel Weber and Mary Jo Weber, absent.

Also present representing the commissioners was Marvin Kohout.

Minutes of the February 15, 2022 meeting were read by Keith Muller. With one correction (FAA not FFA) and no additions it was moved by Jeff Koll to accept the minutes as read, seconded by Gerald Brown to approve. Roll Call voting yes were: Koll, Havlat, Brown, Barta and Muller. Minutes approved and submitted to be filed.

In the Citizens Forum, Mr. Gary Veprovsky, said he was visited by a person about a concern on a home being built that would need an easement attachment or agreement with the windfarm group to build within the setback distance of a windmill. He stated that he came to see Lyle Weber, but he was out, so he talked to Tad Eickman about the concern. Lyle sent an email that stated because all landowners near the property agreed and were participating, it was approved. The setbacks were questioned as those that build in the windfarm participating, vs. those wanting to build not with an agreement with the windfarm group. Gary brought up a concern that he is not in the windfarm contracts, so he could not build a house because he would need an attachment because all his properties to build on would be in close proximity to towers in place.

Board took no action or discussion on this concern.

Action 1: Move to subdivision for John Yeakley, NE ¼ or Sec:1, Town:8, Rng:3, asking for 5 acres to be subdivided out for house and shop. Will have own well and sewer. Motion by Wayne Havlat to approve, Second by Keith Muller. Further discussion about subdivisions of less than 10 acres, and about number of subdivisions on the same area. Lyle Weber answered.

Roll Call voting yes were: Havlat, Brown, Koll, Muller and Barta. Motion passed 5-0.

No other action on the agenda. Discussion among the board members and Lyle Weber about the concern brought to the board by Gary Veprovsky. Jeff Koll asked about a non-participating person, that had wire/cables buried on their land, and are they considered participating or non-participating? Discussion about the CUP's with the windfarms. The participating property owners seem to have more rights than the non-participating. Would a non-participating owner be able to secure an easement to build within setback distances as easily as participating?



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Commissioner Kohout reported that they have been encouraged to contact state senators about legislation that would require no unfunded mandates on counties. This would take a constitutional amendment passed by a vote of the people.

No other business, Barta asked for motion to close, made by Koll, second by Brown. All in favor by voice vote. Barta adjourned at 7:55 p.m.