

Saline Planning and Zoning Minutes



SALINE COUNTY PLANNING & ZONING MEETING SEPTEMBER 20, 2022

The Saline County Planning & Zoning Board Meeting was called to order at 7:00 p.m. on September 20, 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 Gerald Brown, Joel Weber, Ron Fink, Mark Due, Mary Jo Weber, John Barta, Jeff Koll and Keith Muller. Absent was Wayne Havlat. Also present representing the commissioners was Marvin Kohout.

Minutes of the June 21 2022 meeting were read by Keith Muller. Corrections were the following to the minutes: Jeff Koll motioned to amend the minutes by adding additional wording to paragraph five, third line from the end to add "explaining that (Section 615), page 94 establishes setbacks for new residential structures and (Section 619), page 64 applies to construction of utility grid towers. Second on the amendment by Gerald Brown. Roll call voting in favor: Fink, Brown, Koll, Muller and Barta; voting opposed were MJ Weber, J Weber and Due. Motion passed 5-3 to amend the minutes. A second motion by Ron Fink to amend the same paragraph of the minutes was made by Ron Fink. The amendment was to add the word local before the words 'state and federal rules'. Second by MJ Weber. Roll call voting in favor: Koll, Brown, J Weber, Fink, MJ Weber, Due, Muller and Barta. No one opposed. It was moved by Koll to accept the minutes as amended, second by J Weber. Roll call vote in favor: Brown, J Weber, Fink, Due, MJ Weber, Barta, Koll, and Muller. Minutes approved as amended and submitted to be filed.

Citizens Forum: No one present to address the Commission.

Action Item 1: Move to approve minor subdivision application of Nickel Subdivision to divide acres of SE $\frac{1}{4}$, of Sec:18, Town:5N, Rng:2E, separating existing house and acreage from the farm land. Well and septic system are on the acreage.

Motion by Due, to approve, Second by J Weber. No further discussion, roll call by Lyle Weber. Voting Yes were: JM Weber, Due, Muller, Koll, Brown, J Weber, Fink and Barta. Motion approved 8-0.

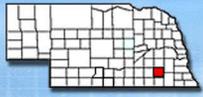
Action Item 2: Move to approve minor subdivision application of Rohrig Subdivision to divide acres of Sec:19, Town: 8, Rng:1E. Well and septic system are on the acreage.

Motion by J Weber to approve, Second by MJ Weber. No further discussion, roll call by Lyle Weber. Voting Yes were: Fink, Muller, MJ Weber, Koll, Brown, J Weber, Due and Barta. Motion approved 8-0.

Action Item 3: Motion by Fink to table the minor subdivision application of Shestak Subdivision due to incorrect information on the Planning and Zoning Board Meeting Agenda that was published. Second by Brown. No further discussion, roll call by Lyle Weber.

Voting Yes were: Brown, J Weber, Fink, Due, MJ Weber, Barta, Koll and Muller. Motion approved 8-0.

Action Item 4: Move to approve minor subdivision application of Orlov Subdivision to divide acres of Sec:1, Town: 8, Rng:4. Discussion about location that was now being subdivided by family members. Discussion about well and septic services.



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Motion by J Weber to approve, Second by Due. No further discussion, roll call by Lyle Weber. Voting Yes were: Koll, Brown, Muller, MJ Weber, J Weber, Fink, Due and Barta. Motion approved 8-0.

Chairman Barta made a few comments about the wireless internet towers and their progress since approval earlier this year. Other comments about internet services being visited in surrounding communities and counties about whether fiber or wireless.

Lyle Weber brought up a concern about the Schwisow Subdivision approved at an earlier meeting. The Register of Deeds has it as one parcel, but the Assessor's Office has it as being in two different sections, and thus two separate properties. After some discussion, it was determined that the board acted in good faith upon the word of the Register of Deeds, and the opinion of the County Attorney, Tad Eichman, may be necessary to determine the proper judgment.

Commissioners Report was made by Marvin Kohout. He asked if anyone had received a pink postcard in the mail which is a new rule handed down by the legislature, Rule 644, that any public entity requesting in excess of 2% on their budget must notify of a public hearing.

He stated that due to additional incomes, the county levy should go down for next year. There was a \$6.4 million increase due to easements, turbines, nameplate taxes for megawatts produced, et al.

The Commissioners are working with a CPA firm and have offered raises to county employees and extra amenities for employment to keep up with the offerings from other municipalities and counties offerings. Also working with groups to be in compliance according to guidelines on spending of the ARPA Grant funds, as need to be set up for payments in the next few years. It was asked if inflation was a concern as it is for other surrounding counties from information gleaned from their meetings? Currently keeping an eye on it, but no real problems so far.

No other business, Barta asked for motion to close, made by J Weber, second by Fink. All in favor by voice vote. Barta adjourned at 8:00 p.m.

Amended Minutes of June 21, 2022 were refiled with Lyle Weber and these Minutes of the September 20, 2022 meeting are filed with him as well.

Respectfully Submitted,

Keith Muller, Secretary