

SALINE COUNTY PLANNING & ZONING MEETING

May 16, 2023

The Saline County Planning & Zoning Board Meeting was called to order at 7:00 p.m. on May 16, 2023 by Vice-Chairman Jeff Koll. 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. Vice-Chair, Jeff Koll asked Lyle Weber, Planning & Zoning Administrator to call the roll: Present were Dave Hermsmeier, Gerald Brown, Mark Due, Mary Jo Weber, Jeff Koll and Keith Muller; Absent were John Barta, Ron Fink and Joel Weber. Representation by commissioners was Marvin Kohout, and several members of the community were present at this meeting.

Minutes of the February 21, 2023 meeting were moved for approval without reading, but with corrections by Due, seconded by Hermsmeier. Roll call vote in favor: Muller, Due, Hermsmeier, Brown, MJ Weber and Koll. Minutes approved as corrected and submitted to be filed.

Citizens Forum Vice-Chairman Koll asked if anyone present wanted to speak at this time on any subject.

No one present wished to speak.

Business for action

Agenda Item 1: Approve/Disapprove minor sub-division application 34-5-1 (Lintz)

Request made in presence by Allen and Tammy Lintz, to set aside approximately 5+ acres of corner pivot ground for the purpose of building a house. Will have new well, septic, power lines and is on a maintained road.

Motion by Due to approve, second by Hermsmeier. Voting Aye on roll call were MJ Weber, Hermsmeier, Brown, Due, Muller and Koll. Approved 6-0-3.

Agenda Item 2: Approve/Disapprove minor sub-division application 7-6-1 (Skrivanek)

Request made in presence by Allen and Beth Skrivaneck, to set aside approximately 3+ acres of ground for the purpose of selling off part of an estate. Has an existing yard, well, new septic, and has already been surveyed. Will require an easement between the parties as the property is on landlocked acres.

Motion by Due to approve, second by MJ Weber. Voting Aye on roll call were Brown, Muller, MJ Weber, Hermsmeier, Due and Koll. Approved 6-0-3.

Agenda Item 3: Discuss/approve/disapprove adding “an acoustical study as part of a wind turbine conditional use permit application” to the zoning regulations.

Lyle Weber stated that this would be included in the regulations about what windfarms are required to do/implement. Discussion on wording for a proposal. Would apply to commercial windfarms only.

Motion by MJ Weber to approve ‘a generated acoustical study proposed of turbine noise for proposed turbines at occupied dwellings within 2 miles of proposed turbine sites

showing compliance with existing regulations. Approved verbage was to take the motion to public hearing as proposed subject to County Attorney assessment through Lyle Weber.

Second by Hermsmeier. Voting Aye on roll call were Brown, Hermsmeier, Due, Muller, MJ Weber and Koll. Approved 6-0-3.

This motion and second were both rescinded later in the meeting and the previous agenda item becomes moot.

Agenda Item 4: Approve/disapprove going to public hearing on a moratorium of Conditional Use Permit applications for wind energy systems. Moved to end of Business for Action by Vice-Chair Koll.

Agenda Item 5: Discuss/approve/disapprove proposed zoning regulations changes to a public hearing.

Discussion on decommissioning costs. Was suggested that the costs should be paid by the company by placing monies into an escrow account. Specific points: 10% or other agreed percentages upfront dollars into escrow; at five years 10% of costs put into escrow each succeeding year through year 15; revisit every five years and adjust for inflation; other adjustments as needed.

Further statements included that the escrow is attached to the permit. Is the current decommissioning plan per tower or whole project? It was suggested to table the escrow discussion and bring back a proposal next meeting.

Additional items requested to be included were setbacks to go to 1 mile for noise.

A subcommittee was set up to write a proposal. Members are Dave Hermsmeier, Gerald Brown and Jeff Koll.

Agenda Item 6: Approve/Disapprove solar regulation changes to public hearing. Currently there are no solar farms in the county. Discussion was over what other counties have implemented. No action taken.

Agenda Item 4: Approve/disapprove going to public hearing on a moratorium of Conditional Use Permit applications for wind energy systems. Discussion on Moratorium for Conditional Use Permits. No action taken.

Commissioners Report Marvin Kohout stated the employee handbook for the county employees has been updated. They have had meetings and voted on changes to update the handbooks. Budget meetings will be after the commissioners receive a copy of what was spent last year.

Adjournment Motion made by Due, second by MJ Weber, to adjourn the meeting carried on a voice vote, with no opposition.

Respectfully Submitted,
Keith Muller, Secretary