

SALINE COUNTY PLANNING & ZONING MEETING

The Saline County Planning & Zoning Board Meeting was called to order at 7:00 p.m. on January 21st, 2025 by Chairman John 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 Dave Hermsmeier, Mary Jo Weber, John Barta, Troy Steuer, Joel Weber and Dan Zoubek. Also present were Commissioner Rohrig, Jenny Hermsmeier from the County Clerk's office, Tom Clouse, Jeff Koll and Amy Hausman.

Approval of the Agenda for this meeting with a correction of wrong year listed (24 instead of 25) was moved by Joel Weber and seconded by Hermsmeier. Voting yes were Hermsmeier, Joel Weber, MJ Weber, Barta, Steuer and Zoubek.

Minutes of the November 19, 2024 meeting were moved as amended (Miss spelling of "August" No "T". Motion to approve with corrections made by Joel Weber, and seconded by Hermsmeier. Roll call vote: YES Joel Weber, Hermsmeier, Steuer, Zoubek, Barta and MJ Weber. Minutes approved and submitted to be filed.

Citizens Forum No Citizens Forum

Business for action

Agenda Item 1: Reorganization: Because only 6 of the 9 members were present, Administrator reported that after talking to the County Attorney that re-organization should be tabled until a future meeting. Motion to table made by Joel Weber, 2nd by Mary Jo Weber. Yes: Barta, Steuer, Zoubek, Joel Weber, Hermsmeier, and Mary Jo Weber.

Agenda Item 2: Introductions of new members. Dan Zoubek introduced himself to the board and told a little bit about himself.

Ray Rohrig introduced himself as the new County Commissioner liaison to the Planning and Zoning Board.

Agenda Item 3: Replat for John Vosta, Administrator Weber presented a Replat subdivision for John Vosta for a property located at NW ¼ section 1 -8-3. Mr. Vosta wants to move the property line on a parcel south so it lines up with the neighboring parcels. Administrator stated that this is a common situation resulting from surveying mistakes and confusion. Motion by Joel Weber and 2nd by Steuer to accept application. Voting yes: Joel Weber, Barta, Zoubek, Steuer, Mary Jo Weber and Hermsmeier. No no's.

Agenda Item 3: Jenny Hermsmeier: Hermsmeier explained how sub-divisions work and what is needed for one. Hermsmeier explained that most sub divisions how the county does it now is when you create many new parcels not splitting one property into two. The confusion of renaming each split is confusing for future divisions of said property. Barta asked if the Planning and Zoning Commission has to change anything. The board does not have to change

anything from what they do now. The Zoning Administrator and Register of Deeds handle the simple sub-divisions.

Agenda Item 4: Tom Clouse presented to the board that he acquired old railroad ground near Tobias and he would like to sell the property back to the neighboring landowners. L Weber and Jenny Hermsmeier stated that he needs to have the land surveyed and split off through zoning rules. Clouse claimed that since he acquired the land through a quick claim deed he does not need to sub-divide. Since quick claim deeds don't need to be surveyed. L Weber stated that to split off property, Clouse needs to follow zoning rules to divide. Joel Weber asked if this should go to the County Attorney for his opinion. Mary Jo Weber stated she thinks the county should get the opinion for the County attorney and a surveyor. The discussion ended with everyone agreed to wait for the County Attorney's opinion.

Commissioners Report Commissioner Rohrig reported that he was just sworn in that morning so not much to report. Rohrig stated that he is learning as he goes. Barta asked if Rohrig knew how much money was brought in in taxes from the wind farm. Rohrig did not know but was going to check into it.

Adjournment Motion made by MJ Weber, second by Steuer, to adjourn the meeting at 7:57 p.m., carried on a voice vote, with no opposition.

Respectfully Submitted, Lyle Weber Zoning Administrator