

## SALINE COUNTY PLANNING & ZONING MEETING

The Saline County Planning and Zoning Board Meeting was called to order at 7:00 p.m. on July 15<sup>th</sup>, 2025 by Chairman Hermsmeier. 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 Hermsmeier asked Lyle Weber, Planning & Zoning Administrator to call the roll: Present were Dave Hermsmeier, Dan Zoubek, Joel Weber, John Barta, and Mark Due. Absent was Alan Bruntz, Mary Jo Weber and Keith Muller.

**Approval of Agenda** for this meeting was moved by Joel Weber and seconded by Barta. Voting yes: Zoubek, Hermsmeier, Joel Weber, Due, and Barta. Agenda approved 5-0.

**Minutes of the June 17, 2025** meeting were moved as presented without reading, with a motion by Joel Weber and a 2<sup>nd</sup> by Due. Minutes approved 5-0.

**Citizens Forum:** Jeff Koll informed the Board that the past minutes haven't been posted on the website. Koll stated that it is hard to tell what happened at the meeting if the minutes aren't posted on the website.

### **Business for Action**

**Agenda item 1:** Discuss/ approve adding NRD recommendations for regulations within floodplains to public hearing.

Scott Sobotka, representing Lower Big Blue NRD stated that it would not add to the floodplain but would just be a breach area if the dam breaks. Barta questioned why would the water only be in that little area. Sobotka stated that it is not adding to flood plain but would be a breach area. J Weber questioned if this affects insurance. Sobotka said that insurance only covers flood plain and not this area in question. The Breach area only affects dwellings and not other buildings. Barta asked if there are already dwellings in this area. Sobotka reported that there is one house. Sobotka stated that this is not a FEMA thing or add to floodplain. J Weber voice concerns that this might inflict on landowner's rights. ZA Weber stated that County zoning regulations do not have anything about floodplains. He follows the state floodplain regulations for applications when a floodplain is present. ZA Weber also stated that he could possibly add to the building/zoning permit application if the property is in floodplain/breach area. ZA Weber would ask the County Attorney his opinion on the matter.

Bruntz arrived: 7:27

Due made a motion to use the permitting process on the breach matter. Bruntz 2<sup>nd</sup>. Voting yes: Hermsmeier, Zoubek, J. Weber, Bruntz, Due, and Barta. Motions passed 6-0.

**Agenda item 2;** Solar regulations. ZA Weber passed out a solar siting guideline to the board. He stated that Saline County already has most of the items in the guide. The main difference is decommissioning of site. Zoubek stated that most land contracts have a decommissioning plan in the contract. Barta questioned if there is any glare from panels. Hermsmeier stated that Jefferson County is almost done with their solar regs update and he would look into theirs when they are done.

**Commissioners Report.** Rohrig reported that the county has over 100 tax protest hearings. He reported that the state is making it hard for county budgets and that next year the inheritance tax might be going away.

Adjournment. Motion made by J Weber, 2<sup>nd</sup> by Due to adjourn. Voice vote 6-0.

**Adjourn: 8:01**

Zoning Administrator Weber