

Seward County Zoning Commission Meeting Minutes

For August 18, 2025

Meeting called to order at 7:02

Roll call of members

Curt Eberspacher- Present

Dale Niemann- Present

Brent Schluckebier- Present

Jack Daniel- Present

Phil Hargis- Present

Aaron Shropshire- Present

Sue Medinger- Present

Ryan Krenk- Present

Kati Schweitzer- Present

9 present, 0 absent

Open meeting act poster was on display.

Medinger made motion to amend minutes to correct a missing vote from findings of facts and approve minutes from July 21, 2025 seconded by Niemann. Motion approved

Niemann made motion to open public hearing for Amendment to Regulation Request seconded by Schweitzer . Public Hearing was opened at 7:04

Dave Kendle was present to discuss his request to Amend Regulation to 4.03.08. (Insert what he is proposing).

Niemann Made motion to close public hearing seconded by Daniels. Public Hearing closed at 7:24

Medinger Made motion to approve Amendment to Regulation to 4.03.08. No second. Motion died due to lack of second.

Niemann made motion to deny amendment to regulation change. Seconded by Daniels.

Roll Call vote - Niemann-For, Daniel-For, Eberspacher-For, Schluckebier-For, Hargis-For, Shropshire-For, Medinger-Against, Krenk-For, Schweitzer-For

Motion passed with vote of 8 for 1 against 0 absent not voting

Schluckebier made motion to open public hearing for Tower Upgrade Permit 07-2025 seconded by Hargis. Public Hearing was opened at 7:28. Public hearing closed at 7:30pm

Facts of Finding were discussed.

Shropshire made motion to approve Tower Upgrade Permit 07-2025 seconded by Hargis.
Roll Call vote - Eberspacher-For, Niemann-For, Schluckebier- For, Daniel-For, Hargis-For, Shropshire-For, Medinger-For, Krenk-For, Schweitzer- For

Motion passed/failed with vote of 9 for 0 against 0 absent not voting

Schweitzer made motion to open public hearing for regulation change to the Standards of Review seconded by Medinger. Public Hearing was opened at 7:35 . John Shepard with Marvin Planning spoke about the changes that were made in the standards of review.
Medinger Made motion to close seconded by Neimann. Public hearing closed at 8:08pm

Schluckebier made motion to approve the Standards of Review seconded by Medinger.

Roll Call vote - Eberspacher-For, Niemann-For, Schluckebier-For, Daniel-For Hargis-For, Shropshire-For, Medinger-For, Krenk-For, Schweitzer-For Motion passed with vote of 9 for 0 against 0 absent not voting

Medinger made motion to open public hearing for Zoning Fee Schedule seconded by Krenk. Public Hearing was opened at 8:09.

Discussion of the purposed fee schedule was had

Neimann Made motion to close the public hearing Seconded by Medinger. Closed at 8:28pm

Shropshire made motion to approve the Zoning Fee Schedule seconded by Schweitzer.

Roll Call vote - Shropshire-For, Schweitzer- For Eberspacher-For, Niemann-for, Schluckebier-for, Daniel-for, Hargis-for, Medinger-Against, Krenk-for

Motion passed/failed with vote of 8 for 1 against 0 absent not voting

Discussion of Short Form Plat Sunset View

Daniel made motion to approve seconded by Hargis.

Eberspacher-For, Niemann-for, Schluckebier-for, Daniel-for, Hargis-for, Shropshire-For, Medinger-for, Krenk-for, Schweitzer- For

9 for, 0 against, 0 absent/not voting

Schluckebier made motion to take a 5 minute break seconded by Medinger. Voice acclimation.

Meeting reconvened at 8:40.

Eberspacher-present, Niemann-present, Schluckebier-present, Daniel-present, Hargis-present, Shropshire-present, Medinger-present, Krenk-present, Schweitzer- present

Discussion of CAFO's and review of current regulation. Schluckebier moved to end discussion of CAFO's and take no action on the current regulations. Seconded by Neimann

Eberspacher-For, Niemann-For, Schluckebier-For, Daniel-for, Hargis-For, Shropshire-for, Medinger-for, Krenk-for, Schweitzer- for

Discussion of recommendation to advance regulation draft to County Attorney's Office. Schluckebier made motion to advance the most current July 21, 2025 version of the draft regulations to the county attorney as amended seconded by Krenk.

Eberspacher-For, Niemann-For, Schluckebier-For, Daniel-for, Hargis-For, Shropshire-for, Medinger-for, Krenk-for, Schweitzer- for

Niemann made motion to adjourn seconded by Medinger. Meeting adjourned at 9:12pm

Respectfully submitted

Marissa Pfile-Zoning Administrator