

Seward County Zoning Commission Meeting Minutes

For October 20, 2025

Meeting called to order at 7:00

Eberspacher noted that the open meeting act poster was on display on wall.

Roll call of members

Curt Eberspacher- Present

Dale Niemann- Present

Brent Schluckebier- Absent

Jack Daniel- Present

Phil Hargis- Present

Aaron Shropshire- Present

Sue Medinger- Present

Ryan Krenk- Absent

Kati Schweitzer-Present

7 present, 2 absent

Niemann made motion to approve minutes from September 15, 2025 seconded by Medinger. Motion approved with voice acclamation.

Eberspacher noted that item 7 has been moved to item 3. Misty Ahmic spoke about the Western Engineering Conditional Use Permit. Misty spoke about recent concerns including the pollution/smoke from the plant that blows onto neighboring properties and also causes driving hazards. She also stated that the location of the site is not ideal as it sits on the corner of Highway 6 and O st. Road. The current Conditional Use has wrapped up as the work on Highway 34 has been finished. Melissa Meyer talked about the smoke with asphalt plant, she also stated that the site has not been cleaned up since the first conditional use permit was granted and that there are large piles of materials left at the site. They have also had to call about noxious weeds at the location to have those sprayed. Misty Ahmic played videos that Melissa Meyer had sent her. Concerns were also brought up that millings from the trucks were being dropped on the road causing the road to be slippery. Concerns about Matzke Highway were brought up. Planning Commission member Schweitzer made mention that at times she would see semis parked along highway 6 waiting to get into the plant. Scott Pekarek asked about talking to Werner about the issues with that location. Ahmic and Pekarek will work on contacting Werner.

Nieman made motion to open public hearing for CUP 05-2025 for Truck Repair Facility at 7:27 seconded by Daniels. Zoning Administrator spoke briefly about the Conditional Use

Permit stating that it is an existing building. Jasen Blacketer owner of Legends Truck Repair LLC spoke about his plans with the site. Jasen is working with Brandon with the State Fire Marshalls office with permitting with the state. He is wanting to do simple paint jobs of semi's but may do simple jobs on cars from time to time. He may do simple repairs such as radiators. Jasen spoke about the paint booth he plans on using. Jonathan Jank spoke recommending approval.

Daniels made motion to close the Public Hearing seconded by Schweitzer at 7:45. Motion approved with voice acclamation.

Facts of finds were discussed. No Conditions were placed on the permit.

Niemann made motion to approve the Conditional Use Permit seconded by Schweitzer Eberspacher- For, Niemann- For, Daniel- For, Hargis- For, Shropshire- For, Medinger- For, Schweitzer-For For 7 for, 0 against, 2 absent/not voting

Schweitzer made motion to open public hearing for Rezone seconded by Niemann at 7:56. Zoning Administrator stated that the applicant had wished to not move forward with the rezone in this area. Ed Fye- spoke about water being an issue in this area. Shane Kepler- spoke in opposition of the rezone. No action was taken on the matter.

Niemann made motion to close the public hearing Medinger seconded. Public Hearing closed at 8:00.

Medinger discussed the Regulation Amendment discussion. Medinger spoke about the Proposed Regulation Amendment and that the sub-committees findings. Committee members discussed the proposed amendment. No action taken.

Steckly Subdivision, Zoning Administrator discussed the Short Form Plat. Hargis made a motion to approve seconded by Daniels.

Eberspacher- For, Niemann- For, Daniel- For, Hargis- For, Shropshire- For, Medinger- For, Schweitzer-For For 7 for, 0 against, 2 absent/not voting

Krska Home Place Acres, Zoning Administrator discussed the Short Form Plat. Nieman made motion to approve short form plat seconded by Medinger

Eberspacher- For, Niemann- For, Daniel- For, Hargis- For, Shropshire- For, Medinger- For, Schweitzer-For For 7 for, 0 against, 2 absent/not voting

LZ acres, Zoning Administrator discussed the Short Form Plat. Medinger made motion to approve LZ Acres seconded by Hargis

Curt Eberspacher- For, Dale Niemann- For, Jack Daniel- For, Phil Hargis- For, Aaron Shropshire- For, Sue Medinger- For, Kati Schweitzer- For 7 for, 0 against, 2 absent/not voting

Piening Place, Zoning Administrator discussed the Short Form Plat Shropshire made motion to approve Piening Seconded by Schweitzer.

Eberspacher- For, Niemann- For, Daniel- For, Hargis- For, Shropshire- For, Medinger- For, Schweitzer-For For 7 for, 0 against, 2 absent/not voting

Zoning Administrator stated that she will be taking leave and that the Committee will need to appoint an interim clerk for November-January. Schweitzer agreed to be the interim clerk with Nieman as secondary.

Discussion of the 2026 meeting dates. The committee asked to move the January and February meeting to the 4th Monday of the month due to the meetings falling on a holiday.

Schweitzer made motion to adjourn second by Niemann meeting adjourned 8:00pm

Respectfully submitted

Marissa Pfile-Zoning Administrator