

Seward County Zoning Commission Meeting Minutes

For December 15, 2025

Meeting called to order at 7:00 pm by Chairman Curt Eberspacher

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

Roll call of members:

Curt Eberspacher-Present

Dale Niemann-Present

Brent Schluckebier-Present

Jack Daniel-Present

Phil Hargis-Present

Aaron Shropshire-Present

Sue Medinger-Absent

Ryan Krenk-Present

Kati Schweitzer-Absent

7 present, 2 absent

Hargis made a motion to approve minutes from November 17, 2025, seconded by Daniel. Motion approved with voice acclamation.

Item #2 on the agenda dealt with a request from Vitaly Martynuk who is looking for guidance on how to proceed with Parcel #800098633 that is zoned A1. He would like to operate an online used auto parts business out of the existing buildings on this property that he presently does not own. By zoning regulations, this is not allowed in A1 and is not considered a hardship. It was suggested that he seek a conditional use permit along with the current landowner.

No action was taken by the Planning Board.

Item #3 Discuss/Action on Ernst Acres Short Form Plat. Ryan Ernst has requested a Short Form Plat. The intention of this application is to create a 5.01 acre parcel from a 25.91 acre parcel. This quarter section of land is in the NW1/4 of Section 23, in Township 11N, Range 2E is currently zoned A1 and meets the requirements for Seward County. This parcel is not in the Water Conservation District; does not have floodplain concerns; taxes are paid in full as of 12/9/2025. After some discussion, Daniel made a motion to approve the short form plat. Seconded by Shropshire.

Roll Call Vote:

Daniel-For, Shropshire-For, Eberspacher-For, Niemann-For, Schluckebier-For, Hargis-For, Krenk-For

7-For, 0-Against, 2 absent/not voting. Motion passed.

After general discussion, Daniel handed out a water survey paper titled "The Water Resources of Seward County, Nebraska by C.F. Keech with a section on the Quality of the Water by R. A. Engberg"; "prepared in cooperation with the U.S. Geological Survey, January 1978. This report describes the availability, location, quantity, source, quality, and use of groundwater and surface-water resources of Seward County, Nebraska, which includes about 572 square miles (1 480 km 2) in southeastern Nebraska."

The next meeting for the Planning Commission is set for January 26th, 2026 at the Extension Office.

Motion by Daniel to adjourn at 7:25 pm, seconded by Hargis. Motion passed by voice acclamation.

Respectfully submitted

Dale Niemann-Acting Secretary