

Seward County Planning Commission

April 20, 2026

Meeting called to order at 7:00pm by Vice Chairman Shropshire. Shropshire stated that the open meeting act was on display.

Roll call of members

Jack Daniel-present

Kurt Eberspacher-present

Phil Hargis-present

Ryan Krenk- Absent

Nieman- Absent

Sue Medinger- Present

Kati Schweitzer- present

Brent Schluckebier-Absent

Aaron Shropshire- Present

6 present, 3 absent

Schweitzer made a motion to approve minutes from the March 16, 2026 meeting.

Seconded by Medinger. Minutes were approved by voice acclimation vote.

Public Comments- No one came forward

Eric Hunsly, Matt Susy and Terry Wilhelms from Werner Construction were present to discuss a letter they received from Seward County Zoning pertaining to a previous Conditional Use permit.

Terry Wilhelms talked about the letter received from the Zoning Administrator. Being neighborly and safety were talked about as their number one priorities. They would like to continue to work with Seward County and keep their permit.

Commissioner Ahmic brought up the repeated problem of trucks working at the site not following basic road laws such as: stopping at stop signs and parking on the highway. She does not believe the site is safe to use any longer.

Safety concerns and solutions were discussed.

Jordan Bang the District Manager of Lancaster Water District #1 gave a presentation on water districts, what they are and how they work. It was discussed how over populating an area will affect water supply.

Commissioner Pekarek asked questions regarding setting an area up for a water district.

Jonathan Curtis asked how data centers will affect water usage and how they will replenish the water used.

Daniel asked about the process of getting on rural water and the amount of time it would take to get on it.

Claudia Krouse asked what recourse there would be

Commission Ahmic asked about what increasing density in certain districts would do to the water supply, and whether a water district would be needed if the houses in an area would increase from 2 to 4.

Dave Kendle discussed the difference in geology that is in Eastern Seward county versus the area Jordan Bang works in.

Ag regulation update- Schweitzer asked for there to be specific wording changes to the regulations being proposed for LFO/CAFO. She also discussed the cost that incurs on gravel roads when LFO/CAFO are built. Shropshire suggested an increase in animal units for Level 1, from 300 to 500 a/u. Eberspacher proposed that the setbacks be left as written in the new regulations. Shropshire asked for public comment. Lindsay Schwan, Matt Holman and Colby Schwan made comments. Medinger asked how to start moving forward with the new regulations. She made a motion to move regulations to an open meeting. The motion died due to lack of a second.

A motion was made to request a continuation of the moratorium on LFO/CAFO until July 31,2026 by Daniel and seconded by Medinger

A roll call vote was done. Schweitzer for, Eberspacher for, Medinger for, Daniel for, Hargis for, Shropshire for, Niemann absent, Schluckebier absent, Krenk absent.

6 For 0 Against 3 Absent 0 Abstain

Discussion of Short Form Plat 23-2025 Bluff Hill Estates was held. Motion made by Eberspacher to approve Bluff Hill Estates Short Form Plat. Seconded by Hargis.

Roll Call Vote Schweitzer for, Eberspacher for, Medinger for, Daniel for, Hargis for, Shropshire for, Niemann absent, Schluckebier absent, Krenk absent.

6 For 0 Against 3 Absent 0 Abstain

Discussion of Short Form Plat 06-2025 Golden Subdivision 1st Addition was held. The Zoning Administrator gave information on the plat. Motion made by Daniel to approve Golden Subdivision 1st Addition Short Form Plat. Seconded by Kati Schweitzer.

Roll Call Vote Schweitzer for, Eberspacher for, Medinger for, Daniel for, Hargis for, Shropshire for, Niemann absent, Schluckebier absent, Krenk absent.

6 For 0 Against 3 Absent 0 Abstain

Discussion of Short Form Plat 07-2025 Bob Christy Oaks was held. Zoning Administrator gave information on the plat. Motion made by Medinger to approve Bob Christy Oaks Short Form Plat. Seconded by Daniel.

Roll Call Vote Schweitzer for, Eberspacher for, Medinger for, Daniel for, Hargis for, Shropshire for, Niemann absent, Schluckebier absent, Krenk absent.

6 For 0 Against 3 Absent 0 Abstain

Discussion of Replat 08-2025 Knuth Subdivision Replat was held. The Zoning Administrator gave information on the plat. Motion made by Hargis to Approve Knuth Subdivision Replat. Seconded by Medinger .

Roll Call Vote Schweitzer for, Eberspacher for, Medinger for, Daniel for, Hargis for, Shropshire for, Niemann absent, Schluckebier absent, Krenk absent.

6 For 0 Against 3 Absent 0 Abstain

Zoning Administrator Marissa Pfile spoke about people obtaining multiple permits, not using them and continuing to renew them. She discussed how this impacts density and creates a problem for others.

Commissioner Pekarek talked about the plans being submitted for a permit not being what is used when building. That one thing is applied for and another structure is being built.

How to deal with re-permitting was discussed as well as if a fine could be assessed.

Discussion of water well risk when purchasing land

Medinger requested a warning be placed on the zoning website in regards to there may not be water available on land purchased to build on.

Commissioner Ahmic discussed prior testing that can be done before buying land to build on. She also discussed adding a clause on the building permit stating water was not a for sure thing and to test before building.

Jay Harold brought up people who want to live in the rural community see a water tower and assume they can have water from the town they are closest to. He worries that water won't be available.

Medinger motioned to adjourn seconded by Schweitzer. Meeting adjourned at 8:55pm

Respectfully submitted

Kati Schweitzer