

Seward County Zoning Commission Meeting Minutes
For May 18, 2026

Meeting called to order at 7 pm by Chairman Nieman.

Nieman stated that the open meeting act was on display.

Roll call of members

Jack Daniel- Present

Kurt Eberspacher- Present

Phil Hargis- Present

Ryan Krenk- Present

Dale Nieman- Present

Sue Medinger- Present

Kati Schweitzer- Present

Brent Schluckebier- Present

Aaron Shropshire- Absent

8 present, 1 absent

Eberspacher made a motion to approve minutes from the April 20, 2026 meeting. Seconded by Hargis. Medinger asked for an amendment to last months minutes. Minutes were approved by voice acclimation vote.

Public Comments- Tom Fossler came forward and asked about signatures against the salvage yard.

Conditional Use Permit #01-2026 for an Auto Salvage Yard located in the NW ¼ of section 7, Township 10N, Range 3E. Eberspacher made a motion to open a public hearing at 7:05 pm, seconded by Daniel. Marissa Pfile, Seward County Zoning administrator gave some information on the permit.

Vitaliy Martynuk was there to discuss the operation and plans for the property. Current property conditions were discussed.

Nobody spoke in favor of this permit

Those that spoke in opposition to the permit; Kelly Lammers, Marlan Luebbe, Jared Hansling, Tom Fossler, Ron Beets, John Meyer, Roger Hansling, Dave Ickle, Linda Terrel, Dwayne Fossler, Bob Blevens

Those that spoke in the neutral capacity; Nicholas Jacobsen

Schweitzer made motion to close the public hearing seconded by Daniel. Public hearing closed at 7:52pm.

Eberspacher moved to table discussion until all documents were received, seconded by Schluckebier.

Discussion of vacate Chicoine Subdivision and Chicoine 1st addition was held. Motion made by Medinger to approve the vacate. Seconded by Eberspacher . Roll Call Vote Medinger for, Eberspacher for, Niemann for, Daniel for, Hargis for, Krenk for, Schluckebier for, Schweitzer for. 8 For 0 Against, 1 Absent, 0 Abstained

Ag regulation update- Daniel discussed setbacks submitted by the sub committee. Eberspacher discussed the matrix used and the Livestock impact easement. Krenk expressed not wanting to increase the setbacks. Schweitzer expressed concern about reducing setbacks. Schweitzer made motion to move the ag regulations forward as written in the draft to public hearing. Motion was seconded by Medinger.

Roll Call vote Schweitzer for, Medinger for, Niemann for, Daniel for, Hargis for, Krenk against, Eberspacher against, Schluckebier against. 5 for 3 opposed, 1 absent not voting .

Discussion of regulations for decommissioning.

Commission Ahmic discussed the need for a tower/antenna decommissioning account. The account would be used to take down and remove towers or antennas no longer used. The difference between an money escrow account and surety bonds.

Motion made by Medinger to change the decommissioning account to surety bonds. Motion was seconded by Hargis.

Roll Call Vote Medinger for, Hargis for, Niemann for, Daniel for, Krenk for, Schluckebier for, Schweitzer for, Eberspacher for. 8 For, 0 Against, 1 absent not voting.

Discussion of regulations for progress on building and repeat applications.

Zoning Administrator Marissa Pfile discussed how the process works for permits and renewal. She discussed the need for a change. Different suggestions were made on how to access a fee. Commissioner Pekarek discussed how to measure progress. It was asked how to define progress. It was suggested that the board think about extending the time frame for projects to get finished. Pfile stated how her office takes into account weather related delays.

Schluckebier asked about how fees are assessed for sheds. He also discussed the difficulties that can happen when trying to build. Niemann discussed needing to take into account circumstances beyond builders control. Eberspacher made a motion to keep the permit fee at \$125.00 for the first two years and increase the fee to \$1/sqft starting at year 3 and every year after. Motion seconded by Hargis.

Roll Call Vote Eberspacher for, Hargis for, Schluckebier for, Niemann for, Medinger for, Krenk for, Schweitzer for, Daniel for. 8 For, 0 Against, 1 absent

Discussion of next steps for draft regulations.

Zoning Administrator Marissa Pfile said next steps for the draft regulations would be to move them to public hearing.

Medinger asked for clarification on what happens after the draft goes to the public meeting. It was asked what is done with public input.

Schluckebier made a motion to move the draft to public hearing, seconded by Medinger.

Roll Call Vote Schluckebier for, Medinger for, Eberspacher for, Hargis for, Niemann for, Krenk for, Schweitzer for, Daniel for. 8 For, 0 Against.

Discussion of regulations of training opportunities for planning commission members.

Niemann read part of LB663 and what training is required of board members. All board members are required to have 2 hours of training per term.

Zoning Administrator Marissa Pfile discussed the different training opportunities available to board members.

Commissioner Pekarek discussed the importance of training and how it would benefit the members of the board as well as help meetings run smoothly.

Commissioner Ahmic discussed trainings with the County Attorney , Marvin Consulting and the different conferences offered.

Daniel made a motion to start the training process in June before meetings, seconded by Eberspacher.

Roll Call Vote- Daniel for, Eberspacher for, Niemann for, Medinger for, Schluckebier for, Krenk for, Schweitzer for, Hargis for. 8 For, 0 Against.

Niemann asked to discuss the newspaper article in the Seward Independent. Niemann asked if there was anything that needed clarification. It was discussed how article may affect the board. Schluckebier made a point that we are not perfect and that our best judgment is used.

Eberspacher motioned to adjourn seconded by Schluckebier. Meeting adjourned at 9:12 pm.

Respectfully submitted
Kati Schweitzer