

Seward County Zoning Commission Meeting Minutes

For June 15, 2026

Meeting called to order at 7pm by Chairman Niemann.

Niemann stated that the open meeting act poster was on display

Roll call of members

Jack Daniel-Present

Curt Eberspacher-Present

Phil Hargis-Present

Ryan Krenk-Present

Dale Nieman-Present

Sue Medinger-Present

Kati Schweitzer-Present

Brent Schluckebier-Present

Aaron Shropshire-Present

9 present, 0 absent

Medinger made a motion to approve the meeting minutes from May 18th , 2026 Seconded by Shropshire. Voice acclamation

Public Comments

Bob Blevens- came forward and asked about which laws should regulate the conditional use permit for Auto Parts Salvage Yard. He is against the salvage yard.

Discussion clarification of Conditional Use Permit #01-2026 for an Auto Parts Salvage yard
Zoning Administrator Marissa Pfile provided clarifying information for the proposed Conditional Use Permit. Vitaliy Martynuk was there and provided proposals for adding fencing.

Zoning Administrator Marissa Pfile discussed the application and lack of information and that it was fixed. Lot coverage was discussed, per regulations 80,655sq feet of buildings would need to be removed.

Medinger asked if applicant is prepared to knock some builds down. Eberspacher asked about the condition of buildings. Krenk asked for clarification on sq ft. Asked if 3 buildings could be removed.

Facts of finding were discussed.

Daniel made a motion to deny the Conditional Use Permit seconded by Eberspacher

Roll Call Vote; Daniel for, Eberspacher for, Niemann for, Hargis for, Shropshire for, Krenk against, Schluckebier for, Schweitzer for, Medinger against. 7 For 2 Against

Discussion/action for Short Form Plat #10-2026 Finke Addition, located in the NW ¼ of Section 36, Township 10N, Range 3E. Zoning Administrator Marissa Pfile gave information on the plat.

Motion to approve made by Eberspacher seconded by Medinger.

Roll Call Vote; Eberspacher for, Medinger-for, Niemann for, Daniel for, Hargis for, Shropshire for, Krenk for, Schluckebier for, Schweitzer for. 9 for 0 against

Niemann called for a 5 min recess at 7:45pm.

Meeting was reopened at 7:50pm

Roll call of members

Jack Daniel-Present

Curt Eberspacher-Present

Phil Hargis-Present

Ryan Krenk-Present

Dale Nieman-Present

Sue Medinger-Present

Kati Schweitzer-Present

Brent Schluckebier-Present

Aaron Shropshire-Present

9 present, 0 absent

Zoning regulation

Eberspacher made a motion to open a public hearing, seconded by Schluckebier Motion carried public hearing opened.

Those in favor of keeping setbacks as currently written were, Jessica Kolterman, Andy Schulting, Austin Schweitzer, Matt Krenk, Jeff Schulz, Jay Faris, Kris Beckler, Steve Martin, Adam Hladky, Hack

Opposed, Lindsey Schwan, Colby Schwan, Matt Pholman

Neutral capacity, Keith Marvin, Marlen Luebbe

Ryan Adams asked for regulations draft from the zoning administration and was denied per Mr. Adam's. Zoning Administrator Marissa Pfile clarified that Mr. Adam was not denied but was told there were copies in the Zoning Administration office for public viewing. The Zoning Administrator explained the conversation had with the Deputy County District Attorney and that it was advised at that time to keep copies for viewing in the zoning office so that when/if changes were made those copies would be up to date and so questions could be answered by the Zoning Administrator.

Commissioner Pekarek pointed out that we could not let everyone make copies because we could not track if changes are made in individual packets.

Commission Ahmic clarified that we are making updates to regulations and some additions, there are no changes to capacity happening.

Shropshire made a motion to close the public hearing seconded by Hargis . Public hearing closed at 9:09 pm.

Krenk makes a motion to keep Ag regulations as written in LFO 2014. Seconded by Hargis

Roll Call Vote; Krenk for, Hargis for, Niemann against, Daniel for, Shropshire for, Schluckebier against, Schweitzer against, Eberspacher against, Medinger against. 4 For 5 Against

Eberspacher made a motion to reopen public hearing 9:05pm so that the public would have more time to look over new regulations draft and bring their concerns or suggested changes to the meeting happening July 20th, 2026, seconded by Schluckebier.

Roll call vote; Eberspacher for, Schluckebier for, Medinger-for, Niemann for, Daniel for, Hargis for, Shropshire for, Krenk for, Schweitzer for.

Public Hearing has been recessed until July 20, 2026.

Discussion of concerns on how to reach more people in regard to zoning changes

Shropshire motioned to adjourn seconded by Medinger. Meeting adjourned at 9:28 pm.

Respectfully Submitted
Kati Schweitzer-Secretary