

Seward County Planning Commission Meeting Minutes

For September 21, 2026

Meeting called to order at 7pm by Chairman Niemann. Niemann stated that the open meeting act was on display.

Roll call of members

Daniel-Present

Eberspacher-Present

Hargis-Present

Krenk- Absent

Niemann-Present

Medinger-Present

Schweitzer-Present

Schluckebier- Absent

Shropshire-Absent

6 present, 3 absent

Medinger made a motion to amend minutes from the August 17, 2026 meeting. Seconded by Hargis. Minutes were approved by voice acclimation vote.

Public Comments- Zoning Administrator Marissa Pfile came forward to read a letter from Wayne Folkers about a denial to rezone his property.

The board asked that Pfile respond with letting Mr.Folkers know he can apply for a rezone again. It was also asked that Pfile let him know that the quarter section is at capacity and in the water conservation district. Chances of a rezone are not high.

Seward County Chamber and Development Megan Forbes and Jordan Diedrich

CEO Diedrich introduced himself along with Mrs. Forbes. Mrs.Forbes talked about events coming up that the Chamber is involved with and the new businesses that have joined.

Eberspacher made motion to open public hearing for Tower Permit #01-2026 located in the S ½ of the NW ¼ of Section 27, Township 12, Range 2E at 7:21pm, seconded by Daniels.

Those in favor

Darren Hunter, who is the representative for the Grinnell Group, presented the need for a new Verizon tower. He discussed that there are towers within the 5 mile radius of the proposed tower, but those towers would not meet the needs height wise to fix the gap in cellular coverage.

Medinger asked if he had brought a map showing the gap in coverage and how many homes are affected. Mr. Hunter stated that since it was not in the regulations he did not bring one.

Schweitzer pointed out that per current regulations the only board that could approve the tower would be the Seward County Commissioners and that because of that we could not move forward with approving a tower. Schweitzer also asked about the third tower on the map that had not been considered by Mr.Hunter to place a dish on.

Niemann discussed that he understands the need for better coverage as his house falls in the gap area.

Those opposition- A letter from Commissioner Hain was read by Zoning Administrator Marissa Pfile.

Those in the neutral capacity- none

Medinger made motion to close the public hearing seconded by Eberspacher. Public hearing closed at 7:42 pm.

Facts of finding were discussed. The planning commission had no recommendations to the permit.

Schweitzer made motion to deny Tower Permit #01-2026. Seconded by Eberspacher.

Roll Call Vote- Schweitzer-for Eberspacher-for, Daniel-for, Hargis-for, Niemann-abstain, Medinger- against. 4 For 1 Against 3 Absent 1 Abstained

Discussion/action of Short Form Plat 13-2026. Located in section 17 Township 12N Range 4E.

Eberspacher made motion to approve Short Form Plat 13-2026. Seconded by Schweitzer.

Roll call vote- Eberspacher-for, Schweitzer-for, Niemann-for, Daniel-for, Hargis-for, Medinger-for.

6 For 0 Against 0 Absent 0 Abstained

Discussion of regulations for decommissioning.

Niemann discussed that per Lincoln Poultry there is no decommissioning plan in their contracts, the property owner would be responsible for deciding what to do with the builds if they became vacant.

Medinger asked for a way to make sure barns were taken down if abandoned or they became dilapidated. The concern is that buildings that are empty become eye sores.

Schweitzer discussed that telling property owners which buildings needed to be taken down based on looks was an over reach and that we couldn't do that.

Rented ground vs owned ground was discussed, with rented land being the reason why a decommissioning clause is added vs if the land is owned by the people who own the barns in question.

There was no action taken.

Medinger made motion to adjourn, seconded by Hargis. Voice acclimation. Meeting adjourned at 8:08pm.

Submitted by
Kati Schweitzer