

Bartlett, Nebraska

January 6, 2020

The Wheeler County Planning Commission met in regular session on this date at 7:00 p.m. Notice of the meeting was published and posted as required by law. Answering roll call were Chairman Patrick Mahony, Doug Allemang, Pete Asche, David Durre, Adam Miller, Dean Miller, Jean Niemeyer, and Ellis Schrunk. Deb Eschliman, Curtis Lemburg, and Dean Pokorny were absent. County Attorney Joe McNally was also present.

Allemang made a motion to recommend to reappointment Tom Asche, Patrick Mahony, and Jean Niemeyer, for a 3 year term, seconded by Durre. Voting aye: Allemang, Durre, Asche, A. Miller, D. Miller, Niemeyer and Schrunk. Voting nay: none. Absent: Eschliman, Lemburg, and Pokorny.

Snider had asked for nominations for Chairman. Asche made a motion to keep Patrick Mahony as Chairman and Schrunk as Vice Chairman, and to cease nominations, seconded by Allemang. Unanimous vote was held and the motion carried.

Allemang made a motion to amend the minutes from "After long discussion the majority of the public that was present would like to see the setbacks of the wind towers reviewed." With the amendment Allemang wanted to also approve the minutes, seconded by Asche. Unanimous vote was held and the motion carried.

McNally shared information that he had found in Antelope County's zoning regulations on setbacks for structures and obstructions. Antelope County's setbacks for any structure or obstruction are: 83 feet from the centerline of a county road; 50 feet from any state or federal highway right-of-way; and at roadway intersections, a line connecting intersecting roadway right-of-way lines which is 70 feet 8 inches from the intersecting right-of-way lines.

Allemang made a motion to approve the setbacks similar to Antelope County's zoning regulation for setbacks from rights-of-way, seconded by A. Miller. Voting aye: Allemang, A. Miller, Asche, Durre, D. Miller, Niemeyer, and Schrunk. Members absent: Eschliman, Lemburg, and Pokorny. Voting nay: none. Motion passed.

The Board felt that the stock piling of manure and the application of manure setbacks were reasonable and didn't feel the need to revisit the setbacks.

McNally expressed his opinion about the county implementing applications for burying underground lines and pipe in the county right-of-way, and stated that if the Board felt the need to implement this application he would present specific regulations at the next meeting. The item will be on the next meeting agenda.

Ache made a motion to add to the policy that it is the applicant's responsibility to provide all required documents to be presented to each member of the Board along with paying any expenses or fees that are associated with the application, seconded by Allemang. On roll call by the secretary voting aye: Ache, Allemang, Durre, A. Miller, D. Miller, Niemeyer, and Schrunk. Voting nay: none. Motion passed.

A lengthy discussion was held on the wind towers. McNally advised the board to think about adding the term "Clustering" to the policy which would prohibit having more than 2 turbines within 2,400 to 3,500 feet apart from one another.

Allemang made a motion to leave the wind tower regulations with the current setbacks, seconded by Niemeyer. Before roll call was taken Allemang withdrew his motion.

Allemang made a motion to revisit the setback requirements on the wind towers at a subsequent meeting, seconded by Durre. On roll call by the secretary voting aye: Durre, Asche, A. Miller, D. Miller, Niemeyer, and Schrunk. Voting nay: Allemang. Motion passed.

The Board discussed dates to have the next meeting and felt that it would be beneficial to publish in the Bronco Buzz in addition to the legal newspaper. The next meeting date will be February 24, 2020 at 7:30 pm and will include a public hearing for the Board to discuss modifying the current wind tower setbacks.

With no other business to come before the Board, D. Miller made a motion to adjourn the meeting at 8:16 pm, seconded by Allemang with all members voted in favor.

Cara Snider
Zoning Secretary