

**Fillmore County Planning Commission Minutes of Meeting June  
24, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. June 24, 2024, in Fillmore County East 1320 G St, Geneva NE 68361.

**Members present:** Elznic, Hafer, Harre, Noel, Stuckey, Most

**Absent:** Girmus, Kassik

Also, present: Planning and Zoning Administrator, Tallgrass Rep- Scott Prestidge, Shawn Bates, Sam Adams, and John Hladik, ADM Rep-Casey Potter, Renewable Fuels Rep-Dawn Caldwell, GreenPlains-York- Mitch Stuhr, NPFFA President- Darren Garrean. The following attended by Fillmore County Public: Ralph Graham, Merle Noel, Mark Lightwine, Peter York, Janet Lentfer, Joy Lenfter, Dave Frook, Jim Lovegrove, Lynn Yates, T.K. Rayburn, Richard Fixemer, Jerry Otte, J. Mitchell.

Notice of the meeting was given by published notice. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Secretary Elznic was present to record the minutes.

Chairman Harre noted that the public meeting guidelines are posted as required by law and available for public distribution if requested.

Motion to approve agenda for June 24, 2024, made by Hafer, seconded by R. Noel. Upon roll call, vote is as follows:

Ayes: Hafer, Stuckey, Elznic, Harre, Noel, Most

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

Motion to approve minutes from the May 20, 2024, meeting was made by Most, seconded by Elznic. Upon roll call vote is as follows:

Ayes: Stuckey, Hafer, Elznic, Harre, Noel, Most,

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

**Public Hearing:**

Chairman Matt Harre declared the public hearing open at 8:05pm. The hearing action item was as follows:

The Variance filed by Colton Jacobsen & Peter York for relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Town-Lots 307-309, (I-2 district) Fairmont, NE. After discussion with Peter York present to explain why he wants to sell the car wash but keep his storage building that is south of the car-wash and creating a lot split to split the car-wash from the storage building. However, the lot size of this property is currently 19,589 sq. ft, the area size requirement for the I-2 district zone is 10,000 sq. ft per lot, the variance was filed with the Fillmore County Planning Commission Board to refrain from a zone change and spot zoning; also to prevent further variance application and continue to abide by the strict process and regulations that have been adopted by The Fairmont Village to prove undue hardship on the property itself.

Most moved to close the public hearing, R. Noel seconded the motion. Upon roll call, the vote was as follows:

Ayes: Hafer, Stuckey, R. Noel, Most, Elznic, Harre

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:12pm.

R. Noel moved to recommend the Variance filed by Colton Jacobsen & Peter York for the relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Twon- Lots 307-309, (I-2 district) to the Village of Fairmont Board of Trustees to approve and seconded by Hafer.

Ayes: Elznic, Hafer, Harre, Most, Stuckey, R. Noel

Nays: None

Chairman Harre declared the motion carried and the Variance filed by Colton Jacobsen & Peter York for relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Town-Lots 307-309, (I-2 district) Fairmont, NE will be presented to the Village of Fairmont Board of Trustees on July 8, 2024.

### **Public Hearing:**

Chairman Matt Harre declared the public hearing open at 8:15pm. The hearing action item was as follows:

Conditional Use Permit filed by Trailblazer Pipeline Company to construct and convert the existing industrial Trailblazer pipeline of natural gas to transport CO2 underground from ethanol producers to Wyoming. Starting point: Far North County line of Section 4, Township 8, Range 2 (1.5 Miles East of Hwy 81 and Road A) traveling South along both sides of Hwy 81 (1-2 miles on side) with an end point of NE Quarter of Section 13, Township 5, Range 3 (1 miles West of Hwy 81 between Road U and Road V), Fillmore County, Nebraska. Tallgrass presented with a slide show presentation along with Tallgrass Representatives to cover the overview on the tract of land and safety concerns of the pipeline, a few questions from the public, a letter submitted prior to the hearing to the Zoning administrator was read, along with several support letters submitted (all on file with the Fillmore County Zoning Administrator, Shaundee Graham) after discussion, a motion to close the public hearing was made by Hafer.

Hafer moved to close the public hearing, Stuckey seconded the motion. Upon roll call, the vote was as follows:

Ayes: Hafer, Elznic, Harre, Stuckey, Most, R. Noel,

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 10:00pm.

Most moved to recommend to approve the Conditional Use Permit by Trailblazer Pipeline Company to construct and convert the existing industrial Trailblazer pipeline of natural gas to transport CO2 underground from ethanol producers to Wyoming to the Fillmore County Board of Supervisors and seconded by R. Noel.

Ayes: Elznic, Hafer, Harre, Most, Stuckey, R. Noel.

Nays: None

Chairman Harre declared the motion carried and the CUP filed by Trailblazer Pipeline Company will be presented to the Fillmore County Board of Supervisors on Tuesday, June 25, 2024.

**Discussion:**

Shickley Village meeting for the CUP-accessory build as a primary build will be held July 11, 2024.

Trailblazer Pipeline Company has submitted another CUP permit for 3 surface- mainline valve site facilities, primarily in the Shickley area. This will require additional CUP public hearings and notices. Tentatively this hearing will take place July 22&23, 2024.

Most moved to adjourn and Hafer seconded at 10:10pm.

**Meeting Adjourned at 10:10PM. Next meeting will be July 22, 2024, pending agenda items.**