



Fillmore County Planning and Zoning Agenda



AGENDA **FILLMORE COUNTY PLANNING COMMISSION** **January 19, 2021 8:00pm**

- Open Meetings Law
- Roll Call
- Reorganization
 - Nominate/Elect Chairman
 - Nominate/Elect Vice Chair
 - Nominate/Elect Secretary
- Approve Agenda for January 19, 2021
- Approve October Meeting minutes
- Correspondence

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|----------------------------------|---|-------------------------|----------------|--------------------------|
| 5 | Lovelace, Scott | Lots 520-5222 org town | 540 8 th Ave | Fairmont | Garage |
| 6 | Theis, Jeff | Lots 5-8 blk 3 Fillmore Add | | Fairmont | Variance |
| 7 | Stueben, Kip | Lot 3, Joseph Slajs 1 st add | 506 5 th St | Milligan | Garage |
| 8 | Hall, Wynn | SW ½ SW ¼ 20-8-1 | | Exeter | Bin |
| 9 | Knefelkamp, Brian | Lots 683-685 org town | 716 5 th Ave | Fairmont | Fence |
| 0 | GIG Agency | Lots 249-250 org town | 119 S Exeter | Exeter | Sign |
| 1 | Theis, Jeffrey | Lots 5-8 blk 3 Fillmore Add | 525 2 nd Ave | Fairmont | Building |
| 2 | Flint Hills Resources | Biosubdivision | 1214 G St | Fairmont | Building |
| 3 | Beard, Courtney Baller, Blake | Neiderklein Subdivision 11-5-1 | 510 Road 24 | Milligan | House |
| 4 | Roit, Luther & Hilary | ENE 24-6-2 | 920 Rd 19 | Rural Geneva | House |
| 5 | Kindelspire, Chelsea | NE 14-5-2 | 412 Road 18 | Strang | House |
| 7 | Oldehoeft, Leonard | NESE 31-8-1 | 1607 Rd 21 | Exeter | Pivot point/pad |
| 8 | Slezak, Gerald | Lots 3-4 blk 1 first add | 708 Main St | Milligan | Garage |
| 9 | Whitley, Jeff | SE 22-5-1 | SE ¼ 22-5-1 | Ohiowa | Building |
| 0 | Gerken, Steve | Lot 1 tract 4 Reals Add | 355 E South St | Grafton | Self-Storage building |

Discuss/Approve/Deny recommendation for a Request to Vacate the Zeleny Subdivision

Located in the NE ¼ of the SE ¼ of 13-7-2W

Discuss when time allows:

- Street Intersection visibility in AG Zoned districts
- Fairmont Accessory Building Section 9.6



Fillmore County Planning and Zoning Agenda



CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA **FILLMORE COUNTY PLANNING COMMISSION** **February 22, 2021 8:00pm**

- Open Meetings Law
- Roll Call
- Reorganization
 - Nominate/Elect Chairman
 - Nominate/Elect Vice Chair
 - Nominate/Elect Secretary
- Approve Agenda for February 22, 2021
- Approve October Meeting minutes
- Approve January Meeting Minutes
- Correspondence

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|------------------|--------------|-----------------------|----------------|-------------|
| 1 | Workentine, John | SE ¼ 1-7-4 | 1810 Rd 7 | Grafton | Bin |
| 2 | Horne, Richard | NW ¼ 28-8-1 | | Exeter | Building |

Discuss when time allows:

- Street Intersection visibility in AG Zoned districts
- Fairmont Accessory Building Section 9.6

CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA

FILLMORE COUNTY PLANNING COMMISSION

March 15, 2021 8:00pm

- Open Meetings Law
- Roll Call
- Approve Agenda for March 15, 2021
- Approve February Meeting minutes

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|-----------------------|---|------------------------------------|----------------|---------------|
| 3 | Keenan, Francis & Joe | SE ¼ 27-8-4 | 2006 Road 5 | Grafton | Bin |
| 4 | Reyes, Fernando | N52 lot 1 N55 of E9 lot 2 | 217 SW Boundary Ave | Exeter | Fence |
| 5 | Nun Jr, Clarence | NE ¼ 8-6-2 | 1413 Hwy 41 | Geneva | Bin |
| 6 | Farmers Co-Op | S End of RR ROW between 1 st & 3 rd and Main Milligan | Near Intersection of N and Main St | Milligan | Building |
| 7 | Lauenstein Farms Inc | SE ¼ 7-5-4 | 502 Road 2 | Shickley | Bin |
| 8 | Heath, Ben | N ½ NW ¼ 3-6-3 | 1009 Hwy 41 | Rural Geneva | Bin |
| 9 | Kanode, Darth & Lisa | Lots 447-448 org town Exeter | 221 S Empire | Exeter | Garage |
| 0 | Luzum, Rebecca | Lots 480-483 org town Fairmont | 660 F St | Fairmont | Home addition |
| 1 | Alfs, Tim | Kempf Sub lot 2 7-5-3 | 717 Hwy 74 | Shickley | House |

8:00 Public Hearing Amendment to the Fillmore County Zoning Regulations

Section 3.3.48 Sight Triangle, 5.1.09 Minimum Yard Requirements 5.2.08 Minimum Yard Requirements

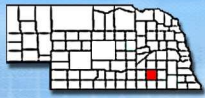
8:10 Public Hearing Amendment to the Fairmont Zoning Ordinance

Section 9.6 Accessory Building and Section 9.7 Accessory Building Primary Nature

Discuss/Approve/Deny

Saltzman Subdivision 3.018 acres located in the SW ¼ Section 5 Township 5 Range 3 West of the 6th P.M. Fillmore County NE

CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA

FILLMORE COUNTY PLANNING COMMISSION

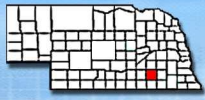
April 19, 2021 8:00pm

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for April 19, 2021
- Approve March Meeting minutes
- Correspondence

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|----------------------|---|-------------------------|----------------|----------------|
| 2 | Geiszler, Corey | Lot 1 Blk4 1 st addition Fairmont | 805 6 th Ave | Fairmont | Garage |
| 3 | Hafer, Douglas | SE 16-7-2 | 1512 Rd J | Rural | Porch addition |
| 4 | Nichols, Gene | SE ¼ 3-7-3 | 1802 Road 11 | Rural | Bin |
| 5 | Griess, Wesley & Kim | NW corner of NE ¼ 7-7-4 | 111 Road H | Rural | House/Garage |
| 6 | Nunez, Hector | Lots 1-3 Blk 13 | 508 S Luke St | Ohiova | Garage |

8:05 –Discussion on WEC’s (commercial wind turbine) setbacks – **Rodney Krupicka**

CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA

FILLMORE COUNTY PLANNING COMMISSION

May 17, 2021 8:00pm

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for May 17, 2021
- Approve April Meeting minutes
- Correspondence

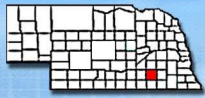
| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|----------------------|---|--------------------------|----------------|----------------|
| 2 | Geiszler, Corey | Lot 1 Blk4 1 st addition Fairmont | 805 6 th Ave | Fairmont | Garage |
| 3 | Hafer, Douglas | SE 16-7-2 | 1512 Rd J | Rural | Porch addition |
| 4 | Nichols, Gene | SE ¼ 3-7-3 | 1802 Road 11 | Rural | Bin |
| 5 | Griess, Wesley & Kim | NW corner of NE ¼ 7-7-4 | 111 Road H | Rural | House/Garage |
| 6 | Nunez, Hector | Lots 1-3 Blk 13 | 508 S Luke St | Ohioa | Garage |
| 8 | Beethe, Mark | Lots 232-235 E ½ vacated SW Boundary | 319 W Seneca St | Exeter | Garage |
| 9 | Sieber, Richard | NW ¼ 24-7-3 | 1511 Rd 12 | Geneva | Bin |
| 0 | Dondlinger, John | NE ¼ 22-6-4 | 414 Road P | Shickley | Garage |
| 1 | Schropfer, Bill | Lots 49-50 Blk 1 East Add | 749 12 th Ave | Fairmont | Fence |

8:05 – Public Hearing Zoning Change- Exeter

Requested Zoning Change on 1.96 acre parcel located in part of the SW corner of the NE ¼ of 20-8-1 (within city limits) Property address: 221 W N Boundary Ave

Discussion

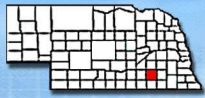
- Adding Events Venue as a use in AG1
- Pivot Setbacks at intersections



Fillmore County Planning and Zoning Agenda



CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA

FILLMORE COUNTY PLANNING COMMISSION

May 17, 2021 8:00pm

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for May 17, 2021
- Approve April Meeting minutes
- Correspondence

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|------------------|--------------------------------------|--------------------------|----------------|-------------|
| 6 | Nunez, Hector | Lots 1-3 Blk 13 | 508 S Luke St | Ohiowa | Garage |
| 8 | Beethe, Mark | Lots 232-235 E ½ vacated SW Boundary | 319 W Seneca St | Exeter | Garage |
| 9 | Sieber, Richard | NW ¼ 24-7-3 | 1511 Rd 12 | Geneva | Bin |
| 0 | Dondlinger, John | NE ¼ 22-6-4 | 414 Road P | Shickley | Garage |
| 1 | Schropfer, Bill | Lots 49-50 Blk 1 East Add | 749 12 th Ave | Fairmont | Fence |

8:05 – Public Hearing Zoning Change- Exeter

Requested Zoning Change on 1.96 acre parcel located in part of the SW corner of the NE ¼ of 20-8-1 (within city limits) Property address: 221 W N Boundary Ave

Discussion

- Adding Events Venue as a use in AG1
- Pivot Setbacks at intersections

CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA FILLMORE COUNTY PLANNING COMMISSION June 21, 2021 8:00pm

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for June 21, 2021
- Approve May Meeting minutes
- Correspondence

| <u>it #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-------------|--------------------|--|-------------------------|----------------|-----------------|
| 2 | Myers, Matt & Dana | SE 4-6-2 Myers Subdivision | 1520 Hwy 41 | Rural | House |
| 3 | Jarosz, Mark | Fillmore addition lots 1-4 blk2 | 509 1 St Ave | Fairmont | Fence |
| 4 | Axline, Derek | PT SWNE 1.96 acres within Village limits | 221 WN Boundary | Exeter | Storage Units |
| 5 | Oldehoeft, Chad | Lot 11 org town | | Exeter | Storage Units |
| 6 | Perry, Trey | Lot 2-3 blk 12 Fillmore | 815 4 th Ave | Fairmont | Fence |
| 7 | Votipka, Frank | NE ¼ 1-7-2 | | Rural | Pivot |
| 8 | Reinsch, Craig | SW 10-6-4 | 406 Road O | Shickley | Building |
| 9 | Ward, Mark | Lot 5-8 blk 25 1st addition | 413 S Pear | Shickley | Attached Garage |
| 2 | Bristol, Shane | NE 14-8-3 | 2212 Road 12 | Fairmont | Bin |
| 3 | Bristol, Don | NE 14-8-3 | 2212 Road 12 | Fairmont | Bin x2 |

8:05 – Public Hearing for Amendments to Fillmore County Zoning Regulations

- 5.1.04 Conditional Uses Add Item #19- Event Venue, including, but not limited to, banquets, meetings, weddings, anniversaries, and other similar gatherings.
- 5.2.04 Conditional Uses Add Item # 13 Event Venue, including, but not limited to, banquets, meetings, weddings, anniversaries, and other similar gatherings.

- Discuss/Make recommendation of Amendments

8:15 - Public Hearing Conditional Use Permit

Filed by Lee & Melissa Hanthorn for an Event Venue located at 2119 Road 4, Grafton NE. NW 22-8-4

- Discuss/Make recommendation on Conditional Use Permit

8:25- Public Hearing for an Amendment to Fillmore County Zoning Regulations

9.21 Irrigation Pivot points and Stops

Add item #3- Pivot points on all new pivots located at or near county road intersections shall follow a site distance setback of seventy-five (75) feet measured from the center of the intersection sighted across; forming a triangle.

- Discuss/Make recommendation of Amendments



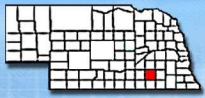
Fillmore County Planning and Zoning Agenda



When time allows:

- Luzum Subdivision 6.13 acres located in the SW Quarter of 34-7-1 West of the 6th P.M.
Fillmore County, Nebraska

CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA

FILLMORE COUNTY PLANNING COMMISSION

August 16, 2021 8:00pm

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for August 16, 2021
- Approve June Meeting minutes
- Correspondence

| <u>Permit #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-----------------|--------------------|--|-------------------------|----------------|---------------------|
| 424 | Jones, Terra | Lot 5-6 blk 65 th addition | 929 6 th Ave | Fairmont | fence |
| 425 | Myers, Matt | SE 4-6-7 | 1520 Hwy 41 | Geneva | Building |
| 426 | Mosier, Darrel | NE 16-5-3 | 412 Rd 10 | Shickley | Building |
| 427 | Schropfer, Georgia | Lot 3-4 Blk 13 | 819 5 th Ave | Fairmont | Fence |
| 428 | Schropfer, Georgia | Lots 5-6 Blk 13 | 829 5 th Ave | Fairmont | Fence |
| 429 | Kassik Milling | RRRow | 309 Main St | Milligan | Bin |
| 430 | Uldrich, Ronald | S'15 lot 105-106 Blk 18 Placeks 3 rd | 514 O St | Milligan | Building |
| 431 | Eller, Ron | Lots 480-483 org town | 660 F St | Fairmont | Fence & Building |
| 432 | Jensen, Aarik | NE ¼ 14-8-2 | 2220 Rd 18 | | Bin |

Discuss

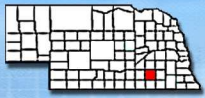
- Discussion regarding Conservation Easement from Upper Big Blue NRD
- Recommendation on Conservation Easement from Upper Big Blue NRD



Fillmore County Planning and Zoning Agenda



CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



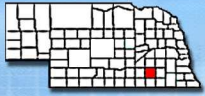
AGENDA **FILLMORE COUNTY PLANNING COMMISSION** **November 15, 2021 8:00pm**

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for November 15, 2021
- Approve August Meeting minutes
- Correspondence

| <u>Permit #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-----------------|-------------------|-----------------------------|-------------------------|----------------|-----------------|
| 433 | Krupicka, Eric | E ½ of SW ¼ 27-7-1 | | | Bin |
| 434 | Gloystein, Anette | 132 x150 NE Blk 15 org town | 321 N E Boundary | Exeter | Fence |
| 435 | Erb, Bryce | S ½ lot 2 and lot 3 blk2 | 307 N Pear | Shickley | Fence |
| 436 | Konzak, Jim | SE ¼ of 19-6-4 | 120 Rd Q | Shickley | Bin |
| 437 | Cudaback, Roger | S ½ Ex N 30 Lot 12 org twm | 405 N Missouri | Exeter | House addition |
| 438 | Mohr, Michelle | Lot 11-12 | Dudley/clemons | Ohiova | Shed |
| 439 | Kuhns, Mark | 9-6-3 | 902 Rd O | Geneva | Building |
| 440 | Nebkota Farms | SW 34-5-3 | Road Y & Road 9/10 | | Bin |
| 441 | Manning, Thomas | S ½ NW ¼ 24-7-2 | 1513 Rd 18 | Fairmont | Building |
| 442 | Nun, Larry | SE ¼ 29-6-2 | 1412 Rd R | Geneva | Lean to |
| 443 | Axline, Derek | Lots 401-403 org town | 234 S Exeter Ave | Exeter | Office addition |
| 445 | Aude, Julie | Lot 4 blk 2 | 800 7 th Ave | Fairmont | Carport |
| 446 | Schropfer, Robert | NE ¼ 17-5-1 | 414 Road 21 | Ohiova | Building |
| 447 | Fiala, Lance | NE ¼ 13-5-3 | 418 Rd 13 | Strang | House |
| 448 | The Andersons | 25-8-3 | 1211 US-6 | Fairmont | Bin |

Discuss

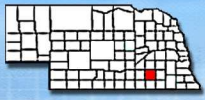
- Ewalt Subdivision – NW ¼ of Section 12, Township 6 North, Range 3 West of the 6th P.M. located within the 1-mile extra-territorial governing jurisdiction of Geneva, Fillmore County NE
- Submit letter/comments on Ewalt Subdivision



Fillmore County Planning and Zoning Agenda



CLOSED SESSION may be needed for any one or more items on the agenda



Fillmore County Planning and Zoning Agenda



AGENDA **FILLMORE COUNTY PLANNING COMMISSION** **November 15, 2021 8:00pm**

- 8:00 Open Meetings Law
- Roll Call
- Approve Agenda for November 15, 2021
- Approve August Meeting minutes
- Correspondence

| <u>Permit #</u> | <u>Name</u> | <u>Legal</u> | <u>Permit address</u> | <u>Village</u> | <u>Type</u> |
|-----------------|-------------------|-----------------------------|-------------------------|----------------|-----------------|
| 433 | Krupicka, Eric | E ½ of SW ¼ 27-7-1 | | | Bin |
| 434 | Gloystein, Anette | 132 x150 NE Blk 15 org town | 321 N E Boundary | Exeter | Fence |
| 435 | Erb, Bryce | S ½ lot 2 and lot 3 blk2 | 307 N Pear | Shickley | Fence |
| 436 | Konzak, Jim | SE ¼ of 19-6-4 | 120 Rd Q | Shickley | Bin |
| 437 | Cudaback, Roger | S ½ Ex N 30 Lot 12 org twm | 405 N Missouri | Exeter | House addition |
| 438 | Mohr, Michelle | Lot 11-12 | Dudley/clemons | Ohiova | Shed |
| 439 | Kuhns, Mark | 9-6-3 | 902 Rd O | Geneva | Building |
| 440 | Nebkota Farms | SW 34-5-3 | Road Y & Road 9/10 | | Bin |
| 441 | Manning, Thomas | S ½ NW ¼ 24-7-2 | 1513 Rd 18 | Fairmont | Building |
| 442 | Nun, Larry | SE ¼ 29-6-2 | 1412 Rd R | Geneva | Lean to |
| 443 | Axline, Derek | Lots 401-403 org town | 234 S Exeter Ave | Exeter | Office addition |
| 445 | Aude, Julie | Lot 4 blk 2 | 800 7 th Ave | Fairmont | Carport |
| 446 | Schropfer, Robert | NE ¼ 17-5-1 | 414 Road 21 | Ohiova | Building |
| 447 | Fiala, Lance | NE ¼ 13-5-3 | 418 Rd 13 | Strang | House |
| 448 | The Andersons | 25-8-3 | 1211 US-6 | Fairmont | Bin |

Discuss

- Ewalt Subdivision – NW ¼ of Section 12, Township 6 North, Range 3 West of the 6th P.M. located within the 1-mile extra-territorial governing jurisdiction of Geneva, Fillmore County NE
- Submit letter/comments on Ewalt Subdivision



Fillmore County Planning and Zoning Agenda



CLOSED SESSION may be needed for any one or more items on the agenda