

# Fillmore County Planning Commission Minutes of Meeting

January 17, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:10 p.m. on January 17, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

Members present, Chairman Most, Secretary Elznic, Morgan, Nadherny, Noel and Girmus. Absent: Manning, Stuckey, Griess and Harre.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning Administrator's office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

The Chairman noted that the public meeting guidelines are posted as required by law and available for public distribution if requested. It was noted that the Planning Commission does not reorganize until July 2011.

Also, in attendance, were Donna Mainwaring, Zoning Administrator and Pat Lentfer of the Fillmore County Development Corp.

## **MINUTES APPROVED WITH CORRECTION**

After discussion, Morgan moved and Noel seconded the motion to approve the minutes with the following corrections:

To remove Reg Noel from absent to present under members present section.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Noel and Girmus

Nays: None

The Chairman declared the motion carried.

## **APPOINTMENT OF NEW COMMISSION MEMBER**

Chairman Most welcomed Rich Girmus as the newest member of the Planning Commission, appointed by the Board of Supervisors to replace Merle Noel, who has taken a seat on the Fillmore County Board of Supervisor's. Introductions were made and a brief discussion ensued regarding Zoning Regulation materials for Girmus, the Zoning Administrator, will provide Girmus with the current regulation manual pending updated regulation books, Commission bylaws and proposed changes to current regulations.

## **RESIGNATION OF COMMISSION MEMBER**

The Zoning Administrator made it known that Commission Member, Lanny Ackerman, of Exeter tendered his resignation to her office and to the Village of Exeter. Commission members were asked to make recommendations to Supervisor Bob Mueller, as the County Board representative for Exeter, of anyone whom they know of that may be interested in obtaining a position on the Planning Commission Board.

## **WIND FARM REPRESENTATION**

Geraldine Daniels was present as a representative of Aksamit Resource Management LLC to address the Board and distribute "Community Wind FAQ's – November 2010", this is a list of frequently asked questions and answers in regard to Wind Turbines and their intention of putting up two temporary towers to measure wind

speed, the first is expected to be West of Geneva along Highway 41, the second is expected to be between Milligan and Ohioa, the expected timeline for installation of the 50' high test towers is Spring 2011, no permits have been requested at this time.

There was discussion in regard to the Q & A information that was passed out, as far as specifications of tower heights, locations, number of towers and as to how much impact they would have on grazing or farming once in place. Comparisons were made between wind farms in Iowa and what to expect here. Geraldine Daniels stated that the residents of Fillmore County need to consider developing an Association of local investors and should be careful as to what rights are assigned and with which prospective company the Association ends up investing with. At this time there is no association in Fillmore County and the wind farm companies are in the early stages. It was also noted that several counties surrounding Fillmore are already entering more advanced stages of wind farm development, including having active investment associations and public hearings.

## **APPROVED PERMITS**

Listed below is a table of approved permits since the December 20<sup>th</sup> meeting.

Permit#	Name	Legal	Permit Address	Village	Type
1257	Paul Row	SE 1/4, 33-5-3	920 Road 4	Bruning	Deck
1258	Keith Nunns	NW 1/4, 12-6-2	1702 Road Q	Geneva	Land Use
1259	Don Bristol	SE/SE, 11-8-3W	2302 Road 12	Fairmont	Pole Building
1260	USCOC Nebraska/Kansas, LLC	SW 1/4, 24-8-2	1818 Hwy 6	Exeter	Tower
1261	Robert Thompson	Lot 86-88 Block 12	808 7th St	Milligan	12x16 Addition
1262	Glen Petersen	NE 1/4, 2-8-2	2419 Road 17	Fairmont	Irrigation
1263	B&A Farms, Alan Michl	ESE, 36-8-1	1903 Road 25	Exeter	Bin
1264	Doris Hall, Vantage Point Homes	SE 1/4, 24-8-2	1818 Hwy 6	Exeter	Home
1265	Matt Harre	SW 1/4, 1-7-1	1803 Road 24	Exeter	Irrigation

## **PENDING LOT SPLIT/SUBDIVISION REQUESTS**

Legal description:

Tract 1:

*Lots 13 and the North 37.96 feet of Lot 12, Block 26, First Addition, Village of Shickley*

Tract 2:

*Lots 11 and the South 12.04 feet of Lot 12, Block 26, First Addition, Village of Shickley*

Miller/Grote Lot Split in Shickley, at 408 & 410 S Pear Street, currently has a town home/condo sitting on 3 lots, one half of the town home/condo was sold and the lots are being split to accommodate new ownership. Currently this property sits on lots 11, 12, & 13; lot 12 is the only lot being split.

Noel moved and Girmus seconded the motion to approve the lot split.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Noel and Girmus

Nays: None

The Chairman declared the motion carried.

Legal description: *South ½, of the SE ¼, Section 1-T5N-R4W*

Johnson/Johnson Subdivision request along with a building permit request to build a house on the newly, subdivided property if approved was before the Commission. After discussion and clarification of the Zoning Regulations, Elznic moved and Morgan seconded to deny the subdivision based on the standing regulation that states that houses cannot be built within 1000 feet of an existing livable structure.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Noel and Girmus

Nays: None

The Chairman declared the matter will be turned over to the governing board, the Village of Shickley and the Board of Supervisors for further review.

Legal description: *NW ¼, of Section 27, Township 8 North, Range 4 West*

Peterson/Kleinschmidt Subdivision of 3.19 acres. A motion was made by Nadherny and seconded by Morgan to approve the subdivision.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Noel and Girmus

Nays: None

The Chairman declared the motion carried.

#### **SPECIAL MEETING**

Discussion was held in regard to holding a special meeting between the Planning Commission and the new JEO representative to go over existing regulations, Dave Potter will be our new representative now that Craig Wacker is no longer employed by JEO. The agreed upon date of the special meeting is for February 9, at 6:30 pm. Meeting information will be publicized and all of the Commission Members will be sent notification of the meeting, along with the Board of Supervisors.

The next regular meeting of the Planning Commission will be on February 21, at 7:00 pm.

#### **ADJOURNMENT**

As there was no other items remaining on the agenda for the Planning Commission meeting, Morgan moved and Noel seconded the motion to adjourn the meeting.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Noel and Girmus

Nays: None

The Chairman declared the meeting adjourned.

# Fillmore County Planning Commission Minutes of Meeting

February 21, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on February 21, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Chairman Most, Secretary Elznic, Morgan, Nadherny, Girmus, Harre and Stuckey.

**Absent:** Manning, Noel, Griess and Votipka.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning Administrator's office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

Donna Mainwaring, Zoning Administrator was not present.

## Approved Permits

Listed below is a table of approved permits since the January 17, 2011 meeting.

Permit#	Name	Legal	Permit Address	Village	Type
1266	Manning Grain	13-7-2	4 Burress Rd	Fairmont	Addition
1268	O&D Hafer Children	16-7-2W	409 N 11 <sup>th</sup> St	Geneva	Well/Pivot
1270	Farmers Cooperative	W 1/16 SW ¼ of 12-6-1	307 N St	Milligan	Bin
1271	Paul J O'Connor Jr	NE ¼ 18-8-3	806 Road B	Fairmont	Pivot
1275	Mark Becker	26-8-1	2302 Road F	Exeter	Building
1276	John Brower	17-7-2W	1243 M	Geneva	Well/Pivot
1277	Swartzendruber Farms LLC	22-5-3	1016 Road W	Shickley	Bin
1278	William Cudaback	NW 24-8-2	2110 Road 18	Exeter	Pivot
1279	Towerside Farms Inc	SE 23-8-2	2110 Road 18	Exeter	Pivot

## MINUTES APPROVED WITH CORRECTION

After discussion, Nadherny moved and Morgan seconded the motion to approve the minutes with the following corrections:

To change that Reg Noel was absent at December 20, 2010 meeting.

Corrected Glen Petersen & Matte Harre Irr. to say New Well & New Pivots.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre and Stuckey

Nays: None

The Chairman declared the motion carried.

### **APPOINTMENT OF NEW COMMISSION MEMBER**

New member, Dan Votipka from Exeter was not present to welcome to the Commission.

### **OPEN DISCUSSION**

Discussed new book from JEO.

Discussed whether or not raw manure can be placed and piled on property in summer and then spread on untilled ground in fall. Clarification may be needed in new Zoning book.

Discussed Pivots & Pivot Stop regulations in Fillmore Co.

Discussed Personal Property taxes in relation to Zoning

Discussed Fillmore co Development Corporation Strategic Planning Session.

### **ADJOURNMENT**

As there was no other items remaining on the agenda for the Planning Commission meeting, Morgan moved and Nadherny seconded the motion to adjourn the meeting.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre and Stuckey

Nays: None

The Chairman declared the meeting adjourned.

# Fillmore County Planning Commission Minutes of Meeting

March 21, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on March 21, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Chairman Most, Secretary Elznic, Morgan, Nadherny, Girmus, Harre, Griess, Stuckey, Noel and Votipka. **Absent:** Manning

Donna Mainwaring, Zoning Administrator, was present.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

## Approved Permits

Listed below is a table of approved permits since the February 21, 2011 meeting.

Permit#	Name	Legal	Permit Address	Village	Type
1272	Harris Farms	SW ¼, 31-8N-4W		Grafton	Well/Pivot
1273	Harris Farms	NE ¼, 5-7N-4W		Grafton	Well/Pivot
1288	Darin Engle	NE ¼, 18-6-2	1012 Rd 14	Geneva	Well/Pivot
1290	Danny Domeier	SE ¼, 16-7-3		Geneva	Bin
1293	Roland Kassebaum	SE 20-5-2W			Well/Pivot
1299	Eric Krupicka	28-5-1 WSE		Milligan	Pivot Pad
1300	Eric Krupicka	25-7-1			Pivot Pad
1292	Judith Dinneen	SW SW 3-7-1W	1819 Rd 22	Exeter	Well
1294	Rich Girmus	SW 8-6-1		Geneva	Clear Farmstead
1302	Myers Bros	17-6-2	1016 Road 15	Geneva	Concrete Pad
1303	Elizabeth Joyce	Lots 440-441		Fairmont	Remove Building
1298	Leonard Sluka	SW ¼, 18-6-1	1910 Road P	Geneva	Building
1289	Richard Fessler	E 106 NE ¼, 21-7-4	255 W Manchester	Grafton	Grain Leg, Overhead Tank

## MINUTES

None were available to approve.

## AGENDA

Girmus moved to approve the agenda for the March 21, 2011 meeting as is and Nadherny seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, Griess, Stuckey, Noel and Votipka

Nays: None

The Chairman declared the motion carried.

### **APPOINTMENT OF NEW COMMISSION MEMBER**

New Commission member, Dan Votipka from Exeter was present and welcomed to the Commission.

### **APPROVED SUB-DIVISION**

Peters Subdivision located in the NE ¼, Section 4-8-4, Grafton Township 5.08 acres with an existing farmstead.

A motion to approve the sub-division as requested was presented by Griess and seconded by Nadherny.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, Griess, Stuckey, Noel and Votipka

Nays: None

The Chairman declared the motion carried.

### **OPEN DISCUSSION**

Clarification was made that you do not need a permit to tear down a building unless you are replacing it with a new structure. Farmsteads that are torn down or cleared away do need a permit and notification to FSA must be made by the land owner.

Discussed the progress of JEO, there has been no recent word on progress, Zoning Administrator will follow-up with David Potter. She has also requested bigger maps for the Villages and will get their help in making sure they are correct.

Discussed specifics of disposing of liquid manure, cannot be within a mile radius of town and must be a ¼ mile from nearest house and disked in within 48 hours, knifing in is ok as well.

### **PUBLIC HEARING**

Request for an Amendment to C-1 Commercial Regulations, Conditional Use/Special Use permit, within the Village of Exeter only, for the location: 234 Exeter Avenue, Lots 401-403 & 404-406, Exeter, NE 68351 for Robert Androya of Exeter Arms. The board heard from the applicant, from those in favor of and those with questions in regard to the business and found in favor of a recommendation to the Fairmont Board of Adjustment.

A motion to approve the sub-division as requested was presented by Noel and seconded by Girmus.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, Griess, Stuckey, Noel and Votipka

Nays: None

The Conditional Use permit was passed on to the Exeter Board of Adjustment for final approval.

## **ADJOURNMENT**

As there was no other items remaining on the agenda for the Planning Commission meeting, Morgan moved and Nadherny seconded the motion to adjourn the meeting.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre and Stuckey

Nays: None

The Chairman declared the meeting adjourned.



# Fillmore County Planning Commission Minutes of Meeting

April 18, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on March 21, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Chairman Most, Secretary Elznic, Morgan, Nadherny, Girmus, Stuckey, and Mainwaring.  
**Absent:** Griess, Harre, Noel and Votipka.

Donna Mainwaring, Zoning Administrator, was present along with Gerald Slezak.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

## Approved Permits

Listed below is a table of approved permits since the March 21, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1274	Farmers Co-op	Improvements Only along RR Row		Exeter	Grain Dryer
1284	Randy Kleinschmidt	SW 1-6-4	1203 Road 6	Grafton	Addition
1285	Randy Kleinschmidt	NW 1-6-4	1203 Road 6	Grafton	Bin
1286	Bumgarner Land & Cattle	NW 1/4, 8-5-2	1405 Hwy 74	Strang	Building
1287	Thomas D. Manning	S 1/2 NW 1/4 24-7-2	1513 Road 18	Fairmont	Building
1295	Larry Mussman	28-6-2	2109 Road P	Geneva	Well/Pivot
1296	James Reinsch	NE, 4-6-2		Geneva	Bin
1297	Scott Oliva	Lot 5-6 Block 7	N Street	Milligan	Building
1301	Casey's	SWSW 30-8-2	1302 Road F	Fairmont	Addition
1305	Gene Fischer	728 & N 28' Lot 729	705 9th Ave	Fairmont	Garage
1306	Bill Softley	SE 8-8-3	2306 Road 9	Fairmont	Bin
1307	Mark Morgan	Lot 117-119, Block 11	1300 F St	Fairmont	Addition
1308	Howard Lefler	SE 1/2, 26-8-3	1110 Road F	Fairmont	Bin
1309	Reva Benson	Lots 9-11, Block 2	715 Main	Milligan	Handicap Ramp
1312	Robert Votipka	SWSW 30-7-1W		Exeter	Well/Pivot
1313	Brad White	SE 30-8-1W		Exeter	Well/Pivot
1315	Towerside Farms, Inc.	SE 1/4, 23-8-2	2110 Rd 18	Exeter	Building
1318	Dan Mainwaring	SNW 13-7-3	1611 Road 12	Fairmont	Bin
1320	Galen Kuska	NW 1/4, 10-7-1	1715 Road 22	Exeter	Bin

Morgan moved to approve the minutes from the February 21, 2011 meeting as is and Girmus seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Stuckey, and Mainwaring

Nays: None

The Chairman declared the motion carried.

Nadherny moved to approve the agenda for the April 18, 2011 meeting as is and Girmus seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Stuckey, and Mainwaring

Nays: None

The Chairman declared the motion carried.

### **APPOINTMENT OF NEW COMMISSION MEMBER**

New Commission member, Dan Mainwaring was present and welcomed to the Commission.

### **OPEN DISCUSSION**

Discussion on fencing regulations for the County versus Village, Exeter has their own regulation, Milligan does not. It was discussed that a fence should be permitted at a height no more than 6 ft in back and on all sides, a height maximum of 4 ft in front, an allowance for a sidewalk will have to be included as well as a stipulation that the front portion of the fence must not impede visibility for the purpose of police and fire safety. If an alley is present the set back from the alley must be a minimum of 5ft.

Discussion over creating a specific regulation so that handicap ramps can be built outside of current regulation standards, we will contact JEO in regard to specific wording so that we do not interfere with National guidelines.

Discussion over article changes that have not been corrected in the Zoning Regulations.

Discussed possible changes to new regulations.

### **ADJOURNMENT**

As there was no other items remaining on the agenda for the Planning Commission meeting, Morgan moved and Nadherny seconded the motion to adjourn the meeting.

The Chairman declared the meeting adjourned.

# Fillmore County Planning Commission Minutes of Meeting

May 16, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on May 16, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Chairman Most, Secretary Elznic, Morgan, Nadherny, Girmus, Harre, and Mainwaring.

**Absent:** Waltrip, Noel, Stuckey and Votipka.

Donna Mainwaring, Zoning Administrator was present.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

## Approved Permits

Listed below is a table of approved permits since the April 18, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1311	Dale Waldron	Lot 543, Original	120 W Cheyenne	Exeter	Fence
1316	Joseph Hoarty	Section 8- 7- 3	1712 Road 9	Fairmont	Bin
1317	Ronald Uldrich	Lots 105-106	514 O Street	Milligan	Garage
1319	Henry Bigelow	Lot 3 & 4	802 9th Street	Milligan	Porch
1323	Cornhusker Swine	Section 3 - 5 - 3	613 Road 6	Shickley	Well Pad
1324	Rex Jiskra	Lot 3 & 4, 9 & 10, Block 10	310 S Luke	Ohiowa	Building
1325	Albert Kaiser	Lot 542, Original	414 S Exeter	Exeter	Handicap Ramp
1327	Exeter Milligan Public School	Lot 519 & 520	321 South River	Exeter	Parking Lot
1326	Ronald Zelenka	Section 26 - 7 - 2	1408 Road 18	Fairmont	Building

## AGENDA

Nadherny moved to approve the agenda for the May 16, 2011 with a correction to the approved permit listed for Judith Filipie as that has not been approved yet, Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, and Mainwaring

Nays: None

The Chairman declared the motion carried.

## **MINUTES**

Morgan moved to approve the minutes from the March 21, 2011 meeting with a correction as follows: Under approved permits it states that listed below is a table of approved permits since the January 17, 2011 meeting, the date should be corrected to February 21, 2011, Girmus seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, and Mainwaring

Nays: None

The Chairman declared the motion carried.

Girmus moved to approve the minutes from the April 18, 2011 meeting with a correction as follows: Under Agenda (approved) it states that, Nadherny moved to approve the agenda for the March 21, 2011 meeting, it should be corrected to read the April 18, 2011 meeting in reference to the agenda being approved for that date. Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Nadherny, Girmus, Harre, and Mainwaring

Nays: None

The Chairman declared the motion carried.

## **APPOINTMENT OF NEW COMMISSION MEMBER**

New Commission member, Robert Waltrip is to replace John Griess' position on the Planning Commission, Robert Waltrip was not present to welcome to the commission.

## **PUBLIC HEARING**

A public hearing was opened at 8:30. No members of the community, nor any representative for the applicant, Perennial Power District, were present. A request for a Conditional Use Permit has been filed in the Fillmore Co Planning & Zoning office to construct a proposed Utility Substation within the Village of Fairmont, for the property described as: NE ¼ of Section 31, Township 8N, Range 2W, Fairmont, NE, Fillmore Co.

Nadherny moved to approve the Conditional Use Permit and allow the applicant Perennial Power District to build a substation at the site requested, Harre seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Morgan, Nadherny, Girmus, Harre, and Mainwaring

Nays: Elznic

The Chairman declared the motion carried.

## **SUB-DIVISION**

An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: NE ¼ of Section 31, Township 8N, Range 2W, Fairmont, NE, Fillmore Co. It is the intent of the applicant, Perennial Power District to construct a proposed Utility Substation on this site.

Morgan moved to approve the Sub-Division Application allow the applicant Perennial Power District to build a substation at the site requested, Nadherny seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Morgan, Nadherny, Girmus, Harre, and Mainwaring

Nays: Elznic

The Chairman declared the motion carried.

## **OPEN DISCUSSION**

Information was given from a meeting between Morley Most, Sharon Elznic, Donna Mainwaring and the Board of Supervisor's. Donna requested the Members and the Board's meet after hearing at several meetings that the Planning Commission members were looking for more guidance from the Board of Supervisor's in regard to changes being made to the new regulations. Topics discussed were Pivot Stops, Pivots in general and portable structures. The Board of Supervisor's has requested the Planning Commission review the new set of regulations that JEO is preparing for the County and then the Board will review them as well.

Fencing regulations were discussed, nothing definite decided.

Discussed Exeter-Milligan School's request for a permit for a parking lot, they will be removing the house and putting in a cement parking lot. The parking lot does not have to comply with a 25 ft setback since it does not fall under the "structure" category. Permit approved by Zoning Administrator.

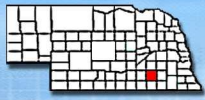
Discussed new verbiage for 10.2 adding a square footage rule for buildings that are less than 100 square feet not requiring a permit, however, they still have to abide by setback regulations or they will need to be moved.

Discussed cement pads also having to comply with setback regulations.

Next meeting is June 20, 2011 @ 8:00 pm.

## **ADJOURNMENT**

The Chairman declared the meeting adjourned at 9:45.



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting

June 20, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on June 20, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Chairman Most, Secretary Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip. **Absent:** Girmus, Harre and Nadherny.

Donna Mainwaring, Zoning Administrator was present.

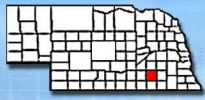
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

### Approved Permits

Listed below is a table of approved permits since the May 16, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1310	Mike Kamler	NE 15-6-4	1012 Road 5	Shickley	Garage
1322	Judith Filipi **** Partial	Lot 7, Block 16	308 S Pear	Shickley	Garage
1328	Charles Krupicka	Lot 113-114 Block 19	517 P Street	Milligan	Fence
1329	RK Farms Inc.	W ½ NE ¼ 16-7-3	810 N 1 <sup>st</sup> St	Geneva	Bin
1330	Dustin Weber	14-8-1	2318 Road D	Exeter	Bin
1331	Gene Bedlan	Lot 9-10 Block 1	508 Apple	Shickley	Garage
1333	Larry Vodicka	S ½ Lot 7 Block 8-9	839 9 <sup>th</sup> Avenue	Fairmont	Handicap Ramp & slab
1334	Lorraine Hoffman	SW 7-8-4	2307 Road 1	Sutton	Family Room
1335	Randy Williams	SWSW 33-5-4	302 Road Y	Davenport	Building
1336	Real Cattle West	N ½ SW 4	2109 Road 9	Fairmont	House
1338	Margaret Petro	Lots 100-101	405 E Osceola	Exeter	Deck
1339	Jason Tatro	SE ¼ 18-7-2	1320 Road J	Geneva	Bin
1340	Luethke, Elden	NE 4-8-3	919 Road A	Fairmont	House



# Fillmore County Planning and Zoning Minutes



1342	Jeff Theis	Lots 1-4, 5-8 Block 3	1315 Road 15	Fairmont	Building
1343	Steve Ozenbaugh	N ½ NW ¼ 12-5-2	802 9th Street	Ohiowa	Building Addition

## AGENDA

Morgan moved to approve the agenda for the June 20, 2011, Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip.

Nays: None

The Chairman declared the motion carried.

## MINUTES

Mainwaring moved to approve the minutes from the May16, 2011 meeting with a correction as follows: To add .38 Acres to Subdivision

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip

Nays: None

The Chairman declared the motion carried.

## APPOINTMENT OF NEW COMMISSION MEMBER

**Welcome to Robert Waltrip as new Commission Member**

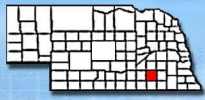
## SUB-DIVISION

Mitch Hedden and Mike Motis were here to discuss the proper way to subdivide within County when part of the property is within City limits. County regulations require a survey of the property that shows all buildings present, exact specifications of Mylar can be located on the County's website under Zoning. Discussion over responsibilities went back and forth and it was determined that no motion was needed at this time for an approval or denial of this subdivision. No specifics or paperwork were submitted and both were referred to the City for further issues pertaining to this subdivision.

Applications for Sub-Divisions have been filed in the Fillmore Co Planning & Zoning office for the property's described as:

Part of the Southeast ¼ of Section 23-T6N-R3W Kimbrough Subdivision One 3.38 acres with bin building.

Part of the Southeast ¼ of Section 23-T6N-R3W Kimbrough Subdivision Two 3.23 acres with House.



# Fillmore County Planning and Zoning Minutes



Morgan moved to approve the Sub-Division Application, Stuckey seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip

Nays: None

Abstain: Most

The Chairman declared the motion carried.

Noel moved to approve the Sub-Division Application, Votipka seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip

Nays: None

Abstain: Most

The Chairman declared the motion carried.

Application for Sub-Division had been filed in the Fillmore Co Planning & Zoning office for the property described as: Part of the SW ¼ of Section 34-T5N-R4 Kennel Subdivision 8.70 Acres

Noel moved to approve the Sub-Division Application, Morgan seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Morgan, Mainwaring, Noel, Stuckey, Votipka and Waltrip

Nays: None

Abstain: Most

The Chairman declared the motion carried.

## **OPEN DISCUSSION**

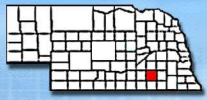
Open discussion over approved permits and permits in process.

Discussion in regard to the agenda for the next meeting to include election of officers and that Chairman Most will be on vacation and not present at next meeting.

Next meeting is scheduled for July 18, 2011 at 8:00 pm.

## **ADJOURNMENT**

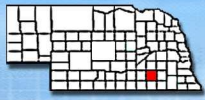




# Fillmore County Planning and Zoning Minutes



As there was no other items remaining on the agenda for the Planning Commission meeting, Chairman Most adjourned the meeting at 9:15.



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting

July 18, 2011

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on July 18, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Morgan, Mainwaring, Girmus, Nadherny

**Absent:** Elznic, Harre, Most, Noel, Stuckey, Votipka and Waltrip.

Donna Mainwaring, Zoning Administrator was present.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Zoning Administrator Mainwaring was present to record the minutes of the meeting.

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

### Approved Permits

Listed below is a table of approved permits since the June 20, 2011 meeting.

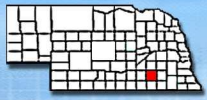
Permit #	Name	Legal	Permit Address	Village	Type
1332	Brandon Ehmen	Lot 10 Block 4	808 5 <sup>th</sup> Avenue	Fairmont	Deck
1344	Dean Filipi	Lot 4 & 6 Block 15	405 N Street	Milligan	Building
1345	Robert Schelkopf	ESW 3-5-3	609 Road 10	Shickley	Building
1346	Jeff Thomsen	W 168' OF N 145.2' BLK 3	825 I Street	Fairmont	Building
1347	Jeff Thomsen	W 168' OF N 145.2' BLK 3	825 I Street	Fairmont	Addition
1348	Ryan Winter	7-7-4	1710 Road 2	Sutton	Building
1351	Don Bristol	SW ¼ 11-8-2	1612 Road C	Fairmont	Bin
1352	Gary Muehling	SE 32-5-2	104 Road 15	Bruning	Bin

**Due to there not being a quorum present, no items could be voted on at this time. Items requiring a vote will be moved to the next scheduled meeting's Agenda.**

### OPEN DISCUSSION

Next meeting is tentatively scheduled for August 22, 2011 at 8:00 pm.

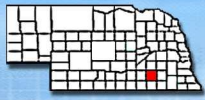
### ADJOURNMENT



# Fillmore County Planning and Zoning Minutes



As there was no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned.



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting August 22, 2011

### **REORGANIZATION MEETING**

The Fillmore County Planning Commission convened to reorganize, as required by statute, in open and public session at 8:02 pm on August 22, 2011, in the Courthouse Boardroom in Geneva, Nebraska. Members present were Elznic, Girmus, Waltrip, Harre, Morgan, Most, Nadherny, Noel, Stuckey. The Zoning Administrator was present to record the minutes of the meeting.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning Administrator's office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. The Chairman noted that the public meeting guidelines are posted as required by law and available for public distribution if requested. The reorganization meeting adjourned at 8:12 pm a.m.

### **ELECTION OF CHAIRMAN**

The Zoning Administrator, acting as temporary Chairman, called the meeting to order at 8:02 pm. The first order of business was the election of a Chairman for the year 2011. Most nominated Morgan and Noel nominated Most. Nadherny requested that nominations cease and Noel seconded. A paper ballot was posted and counted by Mainwaring with all witnessing the count. Upon count the votes were 5 for Morgan and 4 for Most. The temporary Chairman declared Morgan to be the Board Chairman for the year 2011 and Morgan assumed the chair.

### **ELECTION OF VICE-CHAIRMAN**

Chairman Morgan asked for nominations for Vice-Chairman. Noel nominated Harre, Morgan nominated Most. Nadherny requested that nominations cease and Girmus seconded. A paper ballot was posted and counted by Mainwaring with all witnessing the count. Upon count the votes were 5 for Harre and 4 for Most. The Chairman declared that Harre would be Vice-Chairman of the Board for 2011.

### **ELECTION OF SECRETARY**

Chairman Morgan asked for nominations for Secretary. Noel nominated Elznic and Most seconded the motion and requested that nominations cease and that a unanimous ballot be cast. Upon roll call, the vote was as follows:

Ayes: Girmus, Waltrip, Harre, Morgan, Most, Nadherny, Noel, Stuckey

Nays: None

Abstain: Elznic

The Chairman declared that Elznic would be Secretary of the Board for 2011.

Nadherny motioned to close the elections, Girmus seconded.

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:12 p.m. on August 22, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Elznic, Girmus, Waltrip, Harre, Morgan, Most, Nadherny, Noel, Stuckey

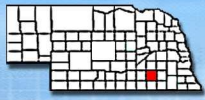
**Absent:** Mainwaring, Votipka.

Donna Mainwaring, Zoning Administrator was present.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

There was no July meeting due to the fact that there was not a quorum.



# Fillmore County Planning and Zoning Minutes



## Approved Permits

Listed below is a table of approved permits since the July 18, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1354	Donna N. O'Brien	Lot 11, North Addition	450 A Street	Fairmont	Handicap Ramp
1355	Tom Huse	Lot 2, AA Russell	519 W. Boundary	Exeter	Bin

## SUB-DIVISION

An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: Part 3, Fillmore Addition, Village of Fairmont, Jeff Theis 1.51 acres to include an easement for a bulk bin on site .01 Acres.

Noel moved to approve the Sub-Division Application allow the applicant Waltrip seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Waltrip, Harre, Morgan, Most, Nadherny, Noel, Stuckey

Nays: None

The Chairman declared the motion carried.

## DISCUSSION OF CONSERVATION EASEMENT

Discussion was presented by John Cunningham (Attorney) for Ducks Unlimited in regard to a perpetual easement on 79.1 Acres of land currently owned by Brad & Darcy White, S ½ SW ¼ 36-8-2. After much discussion Most made a motion to refer to the Board of Supervisors without a recommendation from the Planning Commission, Nadherny seconded.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Waltrip, Harre, Morgan, Most, Nadherny, Noel, Stuckey

Nays: None

## OPEN DISCUSSION

-Discussion was had on whether to adopt the revised Airport Zoning Regulations; we will schedule a future hearing to do so.

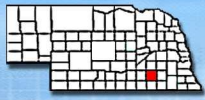
-Discussion was had on the complexity of the new Sub-Division regulations

-Discussion was had on pending Zoning permits

Next meeting is tentatively scheduled for September 19, 2011 at 8:00 pm.

## ADJOURNMENT

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 10:20.



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting September 19, 2011

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:06 p.m. on September 19, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Elznic, Girmus, Waltrip, Harre, Mainwaring, Morgan, Most, Nadherny, Noel, Stuckey

**Absent:** Votipka.

Donna Mainwaring, Zoning Administrator was present. Supervisor Cerny, Supervisor Noel, Cathy Kimbrough, Lacy Kimbrough, Roger Kimbrough and Kyle Kimbrough were also present.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Minutes for July 18, 2011 were also approved as presented. Secretary Elznic was present to record the minutes of the meeting.

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

### Approved Permits

Listed below is a table of approved permits since the August 22, 2011 meeting.

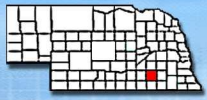
Permit #	Name	Legal	Permit Address	Village	Type
1356	Robert Hester	Lots 510-513	705 E St	Fairmont	Building
1357	Robert Waltrip	NWSE 25-8-4	230 W 2nd	Grafton	Building
1358	Dennis Melby	Lot 6 Block 2	848 7 <sup>th</sup> Ave	Fairmont	House
1360	RJ Sheridan	NE ¼, 30-7-4	403 W Cedar	Sutton	Well
1362	Elizabeth Joyce	Lot 440-441	500 5 <sup>th</sup> Ave	Fairmont	Temporary Fence
1363	Alfs Farm	NE, 12-5-4W	310 N Market St	Shickley	Building
1366	Craig Reinsch	SWSE, 25-6-4	618 Road R	Shickley	Building
1369	Michael Kassik	SSNW, 12-6-1W	726 P Street	Milligan	Addition
1370	Roger Kimbrough	SENE, 26-6-3	814 Road 12	Geneva	Building

### OPEN DISCUSSION

-Discussion was had on whether or not Kyle Kimbrough could build on his father's acreage within 500 ft and possibly subdivide, at this time the only way known to do this is under the hired hand rule without subdivision. Mainwaring will check further into this with JEO & DEQ.

-Discussion was had on when we might receive the new regulations. Mainwaring also checking into this.

-Discussion was had on pending Zoning issues.



# Fillmore County Planning and Zoning Minutes

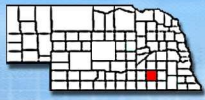


Next meeting is tentatively scheduled for October 17, 2011 at 8:00 pm.

## **ADJOURNMENT**

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 10:12.





# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting October 17, 2011

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:02 p.m. on October 17, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Elznic, Waltrip, Harre, Mainwaring, Most, Nadherny, Noel, Stuckey

**Absent:** Girmus, Morgan, Votipka

Donna Mainwaring, Zoning Administrator was present. Also present were Tim Horst, Bill Schropfer, Patt Lentfer, Larry Cerny, Paul Kuska, Carol Kuska and Jim Zeleny, Mark Vejraska, Eric Watts, Dan Olson and Clayton Reeves.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Minutes for Special Meeting on September 27, 2011 were approved as presented. Secretary Elznic was present to record the minutes of the meeting.

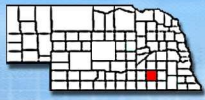
Vice-Chairman Harre noted that the public meeting guidelines are posted as required by law and available for public distribution if requested.

### Approved Permits

Listed below is a table of approved permits since the September 19, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1361	Paul Jensen	Gilberts First Additions Lots 103-105	117 E. Maplewood St	Exeter	House
1364	Marion Yates	SSW, 24-6-3	Road 12 & Road P	Geneva	Pivot/Well
1365	Margaret Capek	Lot 11 EX N 12 ½ & Lot 12 Block 2 First Addition	602 N Street	Milligan	Addition
1367	Joe Dineen	Lot 540 Block 3-4, Wallace Wheelers	415 S River Ave	Exeter	Building
1368	Jeff Huber	SESE, 7-8-4	120 Road C	Sutton	Grain Bin
1371	John Pospisil	N ½ SE ¼, 8-7-1	Road 21 & Road I	Exeter	Pivot/Well
1372	Lauber Seed	SW, 26-7-3	Road 11 & Road L	Geneva	Building
1373	Aracili Morales	Lots 5 & 6, Block 1 Wm Kline's First Addition	505 S Market St	Shickley	Building
1374	Gary Carlson	NW ¼ NW ¼, 3-5-4	Road 5 & Road S	Shickley	Grain Bin
1375	Kent Theobald	SE, 5-7-2	1804 Road 15	Fairmont	House
1376	John Dondlinger	NE ¼, 22-6-4	Road 5 & Road P	Shickley	Addition
1377	EB Farms	N ½ NW ¼, 18-5N-2W	Road 13 & Road U	Strang	Pivot/Well
1378	John Jacobs	SW ¼, 4-5-1	2106 Hwy 74	Ohiowa	Building
1381	Paul O'Connor Jr	SE, 6-8-3	713 Road B	Fairmont	Building
1382	Patricia Rippe Trust	SE ¼, 13-5-2	Road 19 & Road V	Ohiowa	Pivot/Well





# Fillmore County Planning and Zoning Minutes



1385	Fred Kobza	Lot 8 & 9, Block 3 First Addition		Shickley	House
------	------------	-----------------------------------	--	----------	-------

## REDEVELOPMENT PLAN FOR TIF

Bill Schropfer presented his redevelopment plan for the property known as: The East 66 feet of the West 150 feet of Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 1, East Addition to the Village of Fairmont, Fillmore County, Nebraska.

Noel moved to approve the Redevelopment Plan, Waltrip seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Waltrip, Harre, Mainwaring, Most, Nadherny, Noel, Stuckey

Nays: None

Vice-Chairman Harre declared the motion carried.

Vice-Chairman Harre opened the public hearings at 8:30

**PUBLIC HEARING** – Milligan Rezoning from R-1 Residential to Industrial as requested by Mark Vejraska for the property known as: Lot 1 West 100' Block 1 Bors First Addition, Milligan, Nebraska and Uldrich's Addition, Milligan, Nebraska and Part of the NE ¼ 14-6-1, Fillmore County, Nebraska

Mark Vejraska presented his request for the rezoning with the intent to build a 2400 square foot mini-storage facility, plans for one building at this time. Keeping a buffer in place on the North side of the property will be necessary, at this time he has left the tree line in place which will suffice, if he should remove that buffer another one in the form of an 8 ft privacy fence would be required to maintain a proper buffer line between the Industrial and Residential District. Discussion was heard with no apposing comments.

Stuckey moved to approve the Milligan Rezoning, Nadherny seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Waltrip, Harre, Mainwaring, Most, Nadherny, Noel, Stuckey

Nays: None

Vice-Chairman Harre declared the motion carried.

**PUBLIC HEARING** – James Zeleny of Zeleny Livestock has requested a Conditional Use Permit for an animal feeding operation on the property known as: SE ¼, 13-7N-2W, Fillmore County, Nebraska.

James Zeleny presented his request to construct a hog finishing house to raise pigs for market, the facility will hold up to 1000 hogs. Zoning Administrator Mainwaring stated that she has received the proper documents from DEQ that his application is in process at this time. Zeleny advised that he had received approval from DEQ and would forward that information to her. Discussion was heard in relation to this project with concerns from property owners to the east of the proposed facility.

Nadherny moved to approve the Conditional Use Permit as presented, Waltrip seconded the motion.

Upon roll call, the vote was as follows:

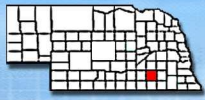
Ayes: Elznic, Waltrip, Harre, Mainwaring, Most, Nadherny, Noel, Stuckey

Nays: None

Vice-Chairman Harre declared the motion carried.

**PUBLIC HEARING** – Red Cloud Grain LLC has requested a Conditional Use Permit for a proposed 2.0 million bushel grain facility and loop track to the BNSF Railroad on the property known as: 26-8-3 NE N of RR ROW 102.80 acres and 26-8-3 NW Less RR ROW & Hwy ROW, 141.2 acres, Fillmore County, Nebraska.

Dan Olson of CPI Hastings presented his request to construct the 2.0 million bushel grain facility and loop track to the BNSF Railroad, stating that their plan is to move 50% corn and 50% soybeans; currently farmers have to drive to Hastings, Lincoln or other



# Fillmore County Planning and Zoning Minutes



facilities outside of the county to sell their soybeans. Discussion was heard in relation to this project with concerns from planning commission about any negative effect on the ethanol plant. Dan Olson stated that that while they are in fact competition to each other that they would only be utilizing half of their capacity in corn. The 7-8 jobs that would become available at the facility would be filled by locals with the exception of the Plant Manager, which would be filled from outside the county.

Most moved to approve the Conditional Use Permit as presented, Nadherny seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Waltrip, Harre, Mainwaring, Most, Nadherny, Noel, Stuckey

Nays: None

Vice-Chairman Harre declared the motion carried

All public hearings were closed at 9:15 and the regular meeting was reopened.

## **OPEN DISCUSSION**

- A recommendation document was signed as it was from a previous meeting.
- Discussion was had on current and pending zoning permits.
- Discussion was had on pending Zoning issues.

Next meeting is scheduled for November 21, 2011, we will be starting our winter hours and begin the meeting at 7:00 pm.

## **ADJOURNMENT**

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 9:45.



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting December 19, 2011

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on December 19, 2011, in the Courthouse Boardroom in Geneva, Nebraska.

**Members present:** Elznic, Waltrip, Harre, Mainwaring, Morgan, Most, Nadherny, Noel, Stuckey

**Absent:** Girmus, Votipka

Donna Mainwaring, Zoning Administrator was present.

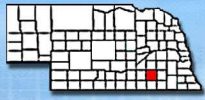
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Minutes for August 22, 2011, September 19, 2011, and October 17, 2011 were approved as presented. No minutes were recorded for the scheduled meeting for November 21, 2011, as there was not a quorum present the meeting was closed without action to any items, all items were transferred for December 19, 2011 meeting. Secretary Elznic was present to record the minutes of the meeting.

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

### Approved Permits

Listed below is a table of approved permits since the October 17, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1379	Jan Rischling	Lot 39-40 Block 7		Milligan	Building
1383	Gary Saltzman	Lots 2 & 3 Block 1	605 S Market St	Shickley	Building
1386	Jodene Lovegrove	NE ¼ NE ¼ 17-7-3	1619 Road 9	Fairmont	Well
1387	Mike Hinrichs	WWNE, 7-5-3	711 Hwy 74	Shickley	Addition
1388	Shickley Lumber Co	Lots 13-18 Block 10	202 W Market St	Shickley	Building
1389	Kurt/Kent Myers	SW 34-6-2		Geneva	Pivot
1390	Kurt/Kent Myers	NW 35-6-2		Geneva	Pivot
1391	Larry Capek	SE 14-6-1	1006 Road 24	Milligan	Addition
1392	Bob Fessler	SW 20-7-4		Sutton	Pivot
1393	Mark Kimbrough	SW ¼ 21-8-3 & SSW 60 acres of NSW		Geneva	Pivot
1394	Mark Vejraska	Uldrichs Addition & Part of NE ¼, 14-6-1		Milligan	Building
1395	Bettger Farm's	WNE NW, 21-8-2		Fairmont	2 Pivots
1396	Bettger Farm's	NE 25-83 & SE 25-8-3		Fairmont	Pivot & Corner Arm
1397	Scott Oliva	Lots 3-6 Block 7	607 N Street	Milligan	Patio
1398	Raymond Capek	E ½ of NW 27-6-1	2209 Road Q	Milligan	Building
1399	Robert Schropfer	NE ¼, 17-5-1	414 Road 21	Ohioa	Building
1400	Dale Luzum	Sw ¼, 31-7-1	1904 Road M	Milligan	Building
1401	Red Cloud LLC	NE N of RR ROW & NW Less RR ROW & HWY ROW, 26-8-3		Fairmont	Bins, Buildings & Scales
1402	Fence Land, Inc	SE ¼, 21-5-2W		Bruning	Well
1403	Roger Kimbrough	Part of the SENE, 26-6-3	814 Road 12	Geneva	House
1404	Farmers CO-OP	SW ¼ SW ¼, SW ¼, 12-6-1	307 N Street	Milligan	Bin & Legs
1406	Don Dowdy	NE ¼, 31-5-3		Bruning	Building
1407	Advanced Bio	E ½, 36-8-3	1214 Road G	Fairmont	Fermentation Tank



# Fillmore County Planning and Zoning Minutes



	Energy				
1409	Jason Pribyl	NSW 20-6-1		Milligan	Building
1411	Farmers CO-OP		Rd 14 & Rd E	Fairmont	Bin & Leg
1412	TonyLauenstein	SE ¼, 7-5-4	502 Rd 2	Shickley	Building
1413	Linus Cloet	18-7N-4W		Sutton	Well
1415	Noel Brothers	NSE, 2-5-3		Shickley	Pivot
1416	Pribyl Brothers	SE ¼, 30-6-1	806 Rd 20	Geneva	Building

## Sub-Division/s-

An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: Gergen Subdivision – Lot 1, Located in the Southwest Quarter of the Section 20, Township 6 North, Range 2 West, Fillmore County, NE 7.52 acres

Nadherny moved to approve the Sub-Division Application, Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Waltrip, Harre, Mainwaring, Morgan, Most, Nadherny, Noel, Stuckey

Nays: None

The Chairman declared the motion carried.

An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: Bettger Subdivision- Located in the NW ¼ of Section 21, Township 8 North, Range 2 West, Fillmore County, NE 4.16 acres

Most moved to approve the Sub-Division Application, Waltrip seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Waltrip, Harre, Mainwaring, Morgan, Most, Nadherny, Noel, Stuckey

Nays: None

The Chairman declared the motion carried.

An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: Milligan CO-OP, Located in the SW ¼ of Section 12-6-1W, Fillmore County, NE, 5.0 acres this item was passed to the January 16, 2012 meeting as we did not receive the signed survey in time for the meeting.

**JEO Presentation-Dave Potter** - JEO spoke in regard to the ongoing project of our zoning maps, Draft 2 of our regulation rewrite and answered questions in relation to the regulations and the process.

## OPEN DISCUSSION

-Discussion was had on current and pending zoning permits.

-Discussion was had on pending Zoning issues.

Next meeting is scheduled for January 16, 2012 at 7:00.

## ADJOURNMENT

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 9:30.