



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting January 16, 2012

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, Girmus, Mainwaring, Morgan, Most, Nadherny, Noel, Stuckey, Waltrip

Absent: Harre, 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.

Approved Permits

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

Permit #	Name	Legal	Permit Address	Village	Type
1418	Robert Waltrip	SW ¼, 30-8-3W	230 W 2 nd Street	Grafton	Pivot
1419	Pribyl Bros	SE ¼, 32-7-3	2415 Hwy 41	Milligan	Well
1421	Howard Lefler	SE ¼, 26-8-3	1110 Road F	Fairmont	Bin
1422	Rex Mussman	20-5-1	2206 Road V	Bruning	Pivot
1423	Tom vossler	15-7-1	2218 Road J	Exeter	Porch & Basement

Sub-Division/s-

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 2West, Fillmore County, NE 4.16 acres

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

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

Upon roll call, the vote was as follows:

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

Nays: None

The Chairman declared the motion carried.

JEO Presentation-Dave Potter - JEO spoke in regard to the ongoing project of our regulation rewrite and presented Draft 3, 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 the Nebraska Annual Planning and Zoning Training Conference; it is March 28-30, 2012 in Grand Island

-Discussion was had on pending Zoning issues.

Next meeting is scheduled for February 20, 2012 at 7:00.

ADJOURNMENT



Fillmore County Planning and Zoning Minutes



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 February 27, 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 February 27, 2012 in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Elznic, Girmus, Harre, Most, Noel, Stuckey, Votipka and Waltrip.

Absent: Mainwaring, Morgan

Donna Mainwaring, Zoning Administrator was present.

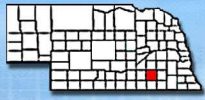
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved with a correction to the date shown on the agenda from February 24, 2012 to the correct date of February 27, 2012. Minutes for December 19, 2011, and January 16, 2012 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 January 16, 2011 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1424	Jeremy Fairbanks	E ½, NE ¼, 2-6-2W			Well/Pivot
1425	Robert Milton Trust	NE ¼, 19-5-1W		Ohiova	Well
1426	Bernice Hall	N ½, NE ¼, 9-8-2W		Exeter	Well/Pivot
1427	Aaron Gross	W ½, NE ¼, 6-8-4	115 Road A	Sutton	Building
1428	Mark Miller	Lots 126-127 Original Town	121 N Missouri	Exeter	Handicap Ramp
1429	Marvin Roit	6-5-1W	608 Road 20	Ohiova	Portable Building
1430	Mark Vejraska	150 x 201.6' Uldrich's Addition		Milligan	Building
1431	Jerry Petersen	Lots 193-194	121 N Union	Exeter	Garage
1432	Marvin Roit	W ½, NW ¼, 19-6-1W	608 Road 20	Ohiova	Replacement Pivot
1434	Ross Johnson	SW less tract, 14-7-3	1110 Road J	Geneva	House
1435	GenAg Inc	SE ¼, 3-7-3	1802 Road 11	Fairmont	Bin
1436	Jerry Stevens	SE NE, 29-8-3W		Grafton	Replacement Well
1438	Gaylord Mussman	NW ¼, 35-5-2W		Ohiova	Well/Pivots
1439	Darrel Hughes	NW ¼, 15-7-3W		Geneva	Well/Pivot
1440	Marion Geiger	SW ¼, 2-8-2W		Well	Pivot
1441	John Griess	N ½, NW 1/4, 7-7-3	2210 Road 7	Grafton	Well/Pivot
1442	Kim Schoenholz	25-5-3			Pivot
1443	Stephenson Farms	SE, NE, 5 & 8-7-2	1511 Road I	Fairmont	Pivots
1444	Roland Kassebaum	20-5-2		Strang	Dissolve Farmstead
1446	Terry Picard	Lot 665-667 Original Town		Fairmont	Addition
1447	R&N Farms	SW ¼, 26-5-2		Ohiova	Well/Pivot
1448	R&N Farms	W ½, SW ¼, 13-5-2		Ohiova	Wells/Pivot
1451	Paul Mumm	26-6-3	1105 Road Q	Geneva	Bin
1452	Marc Reinsch	SE, 3-6-2	1204 Road 17	Geneva	Addition
1455	Jason Poppe	SE, 26-7-4	1404 Road 6	Grafton	Garage



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1456	Keith Nunns	NE ¼, 11-6-2		Geneva	Breakup Pasture

Sub-Division- An application for Sub-Division has been filed in the Fillmore Co Planning & Zoning office for the property described as: Melvin Griess Subdivision, Fillmore County, NE located in Government Lot 2 in the Northwest Quarter of Section 4, Township 8 North, Range 4 West, a 4.37 acres, however, no action was taken since we have not received the properly signed mylars by the time of the meeting. This agenda item has been moved to the March 19, 2012 meeting.

Discussion was had regarding the application for a conditional use permit which was presented to the Zoning Administrator by Keith Burt, for installation of 4-6 Wind Energy Systems in the SE ¼ Section 12, Township 7, Range 4. Mr. Burt was not present at the time of this meeting. A future hearing date will be set for March 19, 2012 at 8:30, if advertising and notification regulations can be met. At the time of these minutes it has been determined that due to advertising statutes, the hearing date has been set for April 16, 2012 at 8:30 pm.

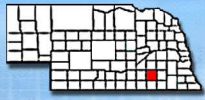
OPEN DISCUSSION

- Discussion was had on current and pending zoning permits.
- Discussion was had on pending Zoning issues.

Next meeting is scheduled for March 19, 2012 following the spring schedule of 8:00 pm.

ADJOURNMENT

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 8:45.



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting March 19, 2012

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on March 19, 2012 in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Girmus, Mainwaring, Most, Noel, Votipka, and Waltrip.

Absent: Elznic, Harre, Morgan and Stuckey.

Donna Mainwaring, Zoning Administrator was present.

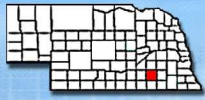
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda for March 19, 2012 was approved as presented. Minutes for February 27, 2012 were approved as presented. Zoning Administrator was present to take notes for the minutes.

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 February 27, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1424	Jeremy Fairbanks	E ½, NE ¼, 2-6-2W			Well/Pivot
1425	Robert Milton Trust	NE ¼, 19-5-1W		Ohiova	Well
1426	Bernice Hall	N ½, NE ¼, 9-8-2W		Exeter	Well/Pivot
1427	Aaron Gross	W ½, NE ¼, 6-8-4	115 Road A	Sutton	Building
1428	Mark Miller	Lots 126-127 Original Town	121 N Missouri	Exeter	Handicap Ramp
1429	Marvin Roit	6-5-1W	608 Road 20	Ohiova	Portable Building
1430	Mark Vejraska	150 x 201.6' Uldrich's Addition		Milligan	Building
1431	Jerry Petersen	Lots 193-194	121 N Union	Exeter	Garage
1432	Marvin Roit	W ½, NW ¼, 19-6-1W	608 Road 20	Ohiova	Replacement Pivot
1434	Ross Johnson	SW less tract, 14-7-3	1110 Road J	Geneva	House
1435	GenAg Inc	SE ¼, 3-7-3	1802 Road 11	Fairmont	Bin
1436	Jerry Stevens	SE NE, 29-8-3W		Grafton	Replacement Well
1438	Gaylord Mussman	NW ¼, 35-5-2W		Ohiova	Well/Pivots
1439	Darrel Hughes	NW ¼, 15-7-3W		Geneva	Well/Pivot
1440	Marion Geiger	SW ¼, 2-8-2W		Well	Pivot
1441	John Griess	N ½, NW 1/4, 7-7-3	2210 Road 7	Grafton	Well/Pivot
1442	Kim Schoenholz	25-5-3			Pivot
1443	Stephenson Farms	SE, NE, 5 & 8-7-2	1511 Road I	Fairmont	Pivots
1444	Roland Kassebaum	20-5-2		Strang	Dissolve Farmstead
1446	Terry Picard	Lot 665-667 Original Town		Fairmont	Addition
1447	R&N Farms	SW ¼, 26-5-2		Ohiova	Well/Pivot
1448	R&N Farms	W ½, SW ¼, 13-5-2		Ohiova	Wells/Pivot
1451	Paul Mumm	26-6-3	1105 Road Q	Geneva	Bin
1452	Marc Reinsch	SE, 3-6-2	1204 Road 17	Geneva	Addition
1455	Jason Poppe	SE, 26-7-4	1404 Road 6	Grafton	Garage
1456	Keith Nunns	NE ¼, 11-6-2		Geneva	Breakup Pasture



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JEO- Dave Potter from JEO was unable to attend this meeting.

Sub-Division- Discuss/Approve – Melvin Griess Subdivision, Fillmore County, NE located in Government Lot 2 in the Northwest Quarter of Section 4, Township 8 North, Range 4 West, a 4.37 acres

Waltrip moved to approve the Sub-Division with the condition that the Co Clerk can record properly concerning the “Government Lot” notated on the mylar, Mainwaring seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Girmus, Mainwaring, Most, Noel, Votipka, and Waltrip

Nays: None

The Vice-Chairman declared the motion carried.

OPEN DISCUSSION

-Discussion was had on current and pending zoning permits, Zoning Administrator discussed two zoning applications that came in that are on hold at this time do to floodplain.

-Discussion was had on pending Zoning issues.

Next meeting is scheduled for April 16, 2012 following the spring schedule of 8:00 pm.

ADJOURNMENT

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 9:00.



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting April 16, 2012

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on April 16, 2012 in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Elznic, Girmus, Harre, Mainwaring, Most, Noel, Stuckey, and Votipka.

Absent: Morgan, Waltrip

Donna Mainwaring, Zoning Administrator was present. Ronnie Sanchez was present representing land management of a property with a perpetual easement under US Fish & Wildlife that is in the area of Keith Burt's property.

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 for April 16, 2012 was approved as presented. No minutes were available for March 19, 2012 meeting. Sharon Elznic, Secretary was present to take notes for the minutes.

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 March 19, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1450	Kassik Milling Co, Inc	Lot 1-3 Block 17	309 Main St	Milligan	Bin
1468	KC Farms	W 2/3 NW Ex Tract in NWNW 21-7-4	301 Road J	Grafton	Pivot
1469	Alan Michl	SW Lot 16	305 N Missouri	Exeter	House
1471	Melve Green Trust	ESW 2-7-1W	Road G & Road 23	Exeter	Well
1473	LeRoy Ochsner	Lots 554-555 Original Town	6009 9 th Avenue	Fairmont	Building
1474	Donald Bristol	NE ¼, 14-8-3	Road C & Road 12	Fairmont	Bin x2 w/Leg & Pit
1475	William Burgess	10-7-3 Tract	1711 Road 10	Fairmont	Building
1476	Eagle View Farms Inc	WSW & ESW, 2-7-1	Road G & Road 23	Exeter	Pivot/Well
1477	Caroline Bures	NW Less RR ROW 29-7-1	2005 Road K	Exeter	Building
1478	Lauber Brothers LLP	S ½ NW ¼, 26-7-3	Road K & Road 11	Geneva	Pivot/Well
1479	Paul Sheffield	N 176' of E ½ of Lot 16	320 E Kiowa Stret	Exeter	Building
1480	Billy Jacobsen	E 52' Lots 22 & 23 Park Addition	1010 I Street	Fairmont	Garage

Sub-Division- Discuss/Approve – TJ Subdivision –Located in the NW ¼ of the Section 29, Township 5 North, Range 1 West, Fillmore County, NE 5.41 acres

Most moved to approve the Sub-Division as presented, Girmus seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Most, Noel, Stuckey, and Votipka

Nays: None

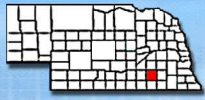
The Vice-Chairman declared the motion carried.

OPEN DISCUSSION

-Discussion was had on current and pending zoning permits. Zoning Administrator discussed where we are with the previous applications involving flood plain.

-Discussion was had on pending Zoning issues and complaints.

PUBLIC HEARING OPENED AT 8:45



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An application for a Conditional Use Permit has been filed in the Fillmore Co Planning & Zoning office by Keith Burt, for the proposed installation of 4-6 Triad Wind Generation Systems on the property known as:

SE 1/4 12-7-4, Geneva, NE Fillmore Co

Applicant, Mr. Burt was not present for this hearing; Ronnie Sanchez is present with concerns involving the wind generation project. At such time the zoning office has not received a written plan from Mr. Burt. The Zoning Administrator presented a letter received in her office at 5:09 on the day of the hearing, from US Fish & Wildlife concerning this hearing and advised the Planning Commission that the County Attorney has not had an opportunity to view the letter and comment. The applicant is not present to comment on the letter and Mr. Sanchez cannot address his questions.

A motion was made by Noel, who moved to continue the hearing to a later date and time pending receiving further information from Mr. Burt, the County Attorney, and the US Fish & Wildlife. Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Most, Noel, Stuckey, and Votipka

Nays: None

The Vice-Chairman declared the motion carried.

Public hearing was closed at 9:00

Next meeting is scheduled for May 21, 2012 following the spring schedule of 8:00 pm.

ADJOURNMENT

As there were no other items remaining on the agenda for the Planning Commission meeting, the meeting was adjourned at 9:09.



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting May 21, 2012

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on May 21, 2012 in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip.

Absent: Stuckey, Votipka

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 for April 16, 2012 was approved as presented. Dave Potter, JEO representative and Mary Stevenson, Zoning Administrative Assistant were present.

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 April 16, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1481	Wadewitz, George	Lot 9 Block 9 Original Town	402 Grafton St	Ohiowa	Building
1482	Marget, James	Lot 2 & 3 Block 6 5 th Addition	904 6 th Ave	Fairmont	Gazebo
1483	Votipka, Ben	NW ¼, 12-7-2	1719 Road 18	Fairmont	Building
1484	Cudaback, William	WNE Less Hwy ROW & Tract 27-8-2	2110 Road 18	Exeter	Well
1486	Ozenbaugh, Russell	23-5-2	1717 Road V	Strang	Addition-House
1487	Swantek, Pat	7-8-3 Tract in NW	Roads B & 8	Geneva	House & Shop
1488	Keenan, Francis Joe	14-8-4 SW	Roads D & 5	Grafton	House
1489	Hall, Roger T	Lots 76-81 Gilberts First Addition	719 S Union	Exeter	Fence

Sub-Division- Discuss/Approve – TJ Subdivision –Located in the NW ¼ of the Section 29, Township 5 North, Range 1 West, Fillmore County, NE 5.41 acres

Waltrip moved to approve the Sub-Division as presented; Most seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

Lot Split- Theresa Moor of Exeter has submitted an application for lot split in the Village of Exeter, for the property described as: Lots 7-12, Block 1 Waites Addition, Exeter, NE, Fillmore County.

Noel moved to approve the Lot Split as presented; Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

Blight Study – TIF JEO representing Blight study for Fairmont, Northeast Quarter of Section 26, Township 8 North, Range 3, Fairmont, NE Fillmore County, Nebraska, Lying North of the Northerly right of way line of the Burlington, Northern Santa Fe Railway

Most moved to approve the recommendation that the property is blight and substandard as presented; Waltrip seconded the motion as stated.

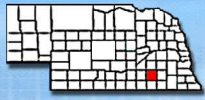
Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

Redevelopment Plan- TIF -Redeveloper's Redevelopment Plan, The CPI-Lansing LLC Grain Facility Project-for the property described as: That part of the Northeast Quarter of Section 26, Township 8 North, Range 3, Fairmont, NE Fillmore County, Nebraska, Lying North of the Northerly right of way line of the Burlington, Northern Santa Fe Railway



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Noel moved to approve the TIF-Redevelopment Plan as presented; Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

Redevelopment Plan-TIF- Correction to legal for Redevelopment Plan submitted for Bill Schropfer for property described as:

The West 84 feet of Lots 2 through 10, Block 1, East Addition to the Village of Fairmont, Fillmore County, Nebraska.

Noel moved to approve the TIF-Redevelopment legal correction as presented; Most seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

Public Hearing – Opened at 8:30

The hearing action items are as follows:

- 1) Amending the current zoning regulation governing permitted special uses by conditional use permit in an R-1 Residential District. Currently “Broadcast towers and stations, including amateur radio or land mobile towers of more than 100 feet” are only allowable by conditional use permit within AG-1 & AG-2 districts. This action item, if approved, would add this as a permitted special use by conditional use permit to the R-1 district within the Village of Exeter only.
- 2) An application for a Conditional Use Permit has been filed in the Fillmore Co Planning & Zoning office to construct a proposed 105’ Cell Tower within the Village of Exeter, for the property described as:

Lot 2 Block 6, School Track, HG Smith’s First Addition, Exeter, NE, Fillmore Co

Has been filed by: Verizon Wireless

The public hearing was closed at 9:15

After taking into consideration the proposed amendment before the commission, hearing the comments and discussion a change was made to with regard to action item 1: and the wording of the regulation amendment to include “on public ground only” and “no guide wires”, and a “5’ lightning rod”, the amendment to 5.54 PERMITTED SPECIAL USES: will read as:

9. Self-sustaining broadcast towers and stations including amateur radio or land mobile towers of no more than 100 feet with a 5 foot lightning rod, with no guide wires, on public property only.

Noel moved to approve the zoning amendment with the above corrections; Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Mainwaring, Morgan, Most, Noel, and Waltrip

Nays: None

The Chairman declared the motion carried.

With regard to action item 2:

Noel moved to approve the conditional use permit as presented; Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Girmus, Morgan, Most, Noel, and Waltrip

Nays: Mainwaring, Harre and Elznic

The Chairman declared the motion carried.

JEO representative David Potter was available to present draft copies of new maps and draft 5 of the zoning regulation rewrite. He discussed the zoning update and changes and the board will go through the copy at the next meeting.

The next meeting is scheduled for June 18, 2012 following the spring schedule of 8:00 pm.

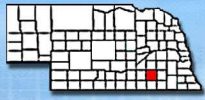
ADJOURNMENT

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



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Fillmore County Planning Commission Minutes of Meeting July 9, 2012

The regular meeting of the Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on July 9, 2012 in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Elznic, Girmus, Harre, Kassik, Mainwaring, Most, Noel and Stuckey.

Absent: Morgan, Votipka, Waltrip

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 for July 9, 2012 was approved as presented. Zoning Administrator, Donna Mainwaring was present.

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

New commission member, Dean Kassik representing Milligan, was welcomed to the Planning Commission.

Sub-Division- RBB Kassik Subdivision located in the NE ¼ of Section 22, Township 6 North, Range 1 West of the 6th P.M., Fillmore County, Nebraska, 5.05 acres

Most moved to approve the Sub-Division as presented, Girmus seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Kassik, Mainwaring, Most, Noel and Stuckey

Nays: None

The Vice-Chairman declared the motion carried.

Sub-Division- Bulwan Subdivision located in the SW ¼, Section 13, Township 8 North, Range 1 West of the 6th P.M., Fillmore County, Nebraska, 5.21 acres

Mainwaring moved to approve the Sub-Division as presented, Most seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Harre, Kassik, Mainwaring, Most, Noel and Stuckey

Nays: None

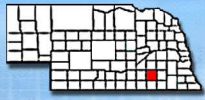
The Vice-Chairman declared the motion carried.

Griess sub-division and Norma Starr lot split will be moved to the next meeting's agenda as the surveys have not been submitted properly.

Approved Permits

Listed below is a table of approved permits since the May 21, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1490	Pribyl, Tim	NE ¼, 12-6N-1W	2415 Hwy 41	Milligan	Grain Bin
1491	Hendrickson, Robert	SSW 3-5-4		Shickley	Pivot & Pad
1492	Kahler, Mike	NWNW 21-7-4	301 Road J	Sutton	Building
1494	Hall, Wynn	West ½ Lot 20 Original Town	221 W Otoe	Exeter	Patio/Fence
1495	Huse, Thomas	Lot 2 EX of E 140' of 82'	519 W Seneca	Exeter	Deck
1496	Callahan, Rosemarie	Part of Lots 5 & 6 North Addition	900 A Street	Fairmont	Fence
1497	Dean, Richard	Lot 12 Block 4		Shickley	Building
1498	Slezak Farms	WNE & ENW less RR ROW 33-7-1		Milligan	Pivot
1499	Roper, Gary	Lots 422-423 Original Town	545 4 th Avenue	Fairmont	Car Port
1500	Jason Tatso	SE ¼, 18-7-2	1320 Road J	Geneva	Building
1501	Petro, Ron	Lot 100-101	405 E. Osceola	Exeter	Building
1502	Erdkamp Motors	Lots 276-278 Original Town	167 E Seneca	Exeter	Signs
1503	Advanced Bio Energy	36-8-3	1214 Road G	Fairmont	Grain Bin
1504	Kelch, Jerry	Lots 452-454 Original Town	320 W Seneca	Exeter	Addition
1505	Backstrom, Terry	NW ¼, 28-6-1	2103 Road Q	Ohioia	Building



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1506	Erdkamp, Adam	Lots 338-339	122 S River Avenue	Exeter	Fence
1510	Spurling, James	SW left of tract 26-5-4	209 Road 5	Shickley	Building
1513	Bettger, William	Lot 678-679	500 H. Street	Fairmont	Building/Fence
1514	St. Stephen Church	Lot 34-45	207 N. Union	Exeter	Building
1515	Poppe, Jason	Tract in SE, 26-7-4	1404 Road 6	Grafton	Building
1516	Williams, Randy	SWSW, 33-5-4	302 Road Y	Davenport	Building

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

August 2, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on August 2, 2012, in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Vice Chairman Harre, Most, Secretary Elznic, Kassik, Girmus, Waltrip, and Mainwaring.

Absent: Chairman Morgan, 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. Zoning Administrative Assistant, Heather Miller 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.

MINUTES

Dave Potter of JEO presented to the Commission on the following items:

1. Comprehensive Plan Update
2. County Zoning Regulations rewrite
3. Village Zoning Regulations rewrite
4. Zoning Map Update & Change of Jurisdictional Mile

Each of the items was discussed in depth. Mr. Potter relayed what changes were made and provided the Commission with draft regulations and zoning maps. The Commission will continue to review the draft and provide feedback to Mr. Potter. The goal is to present the Commission with final regulations at the September meeting so the recommendation to begin the approval and adoption process with the County Board of Supervisors and Village Boards can proceed.

Next meeting is August 20, 2012@ 8:00 pm.

ADJOURNMENT

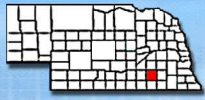
There were no other items remaining on the agenda for the Planning Commission special meeting. Waltrip moved and Vice Chairman Harre seconded the motion to adjourn the meeting.

The Vice Chairman declared the meeting adjourned at 10:15pm.



Fillmore County Planning and Zoning Minutes





Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting

August 20, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on August 20, 2012, in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Chairman Most, Vice Chairman Harre, Secretary Elznic, Mainwaring, Noel, and Kassik.

Absent: Girmus, Stuckey, Morgan, 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 Administrative Assistant, Heather Miller, 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 July 16, 2012 meeting.

1485	Klemm, Tom & Vicki	29-8-1W Lots 10-12	819 S Exeter	Exeter	House/Garage/Fence
1517	Aspergren Farms	NE ¼ 22-7-3W	J & 11	Milligan	Well Replacement
1518	Dustin Weber	SE 14-8-1	2318 Road D	Exeter	Grain Bin
1519	Stuckey Farms	PT NESE 25-8-4	Randolph & W 2 nd	Grafton	Remove barn
1519	Stuckey, Kevin	Lot 1-4 & 21-32	Randolph & W 2 nd	Grafton	Remove 3 blgs/2 outbuildings
1519	Stuckey, Allan	Lot 49 & 56	200 E 2 nd	Grafton	Remove Barn
1520	Daum, Mark	Lots 7-8, Block 13, Original Town	306 4 th	Milligan	Privacy Fence
1521	Kimbrough, Roger	S ½ of NE ¼	814 Road 12	Geneva	Garage
1522	Lichti Farms	NNE	210 Road 6	Shickley	Grain Leg
1523	Pribyl, Jason	NW ¼ 9-6-1	2109 Hwy 41	Milligan	Grain Bin/Elevator Leg
1524	Pribyl, Jason	NSW 20-6-1W	Rd 21/Rd M	Milligan	Well
1525	Moyle, Jeff	Part of SE	5-7-2	Fairmont	Garage



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1526	Salem Mennonite Church	PT SESE 17-5-3	820 Road V	Shickley	Church Addition
1527	Kimbrough, Kyle	Part SENE	816 Road 12	Geneva	Garden Shed
1528	Buman, Alfred	N 150' of W 323' of NWSW lying N of RR Row	N East Boundary Ave & E Otoe Street	Exeter	Building
1529	Kassik, Rich	ESE 16-6-1	1008 Road 22	Milligan	Garage/Machine Shed
1530	Jiskra, Rex	Lot 1-2	310 S Luke	Ohioa	Home Addition
1531	Perennial Public Power District	NE ¼ 26-8-3	12 & Hwy 6	Fairmont	Power Substation
1532	Gross, Carmon & Debra	Tract of land in the SNE	Apple & Campbell	Shickley	Utility Building
1533	Stuckey Farms, Inc.	SW ¼ 19-8-3W	Randolf & Road E	Grafton	Well
1534	Schaldecker, Carl	Pt Lot 266 & 267- 269 Original Town	130 N Jackson	Grafton	Carport
1535	Ewalt Farms, Inc	12-6-3	1113 Road 12	Geneva	Platform Scale
1536	Trauger, Robert	27-8-1	2007 Road 22	Exeter	Garage

AGENDA

Most moved to approve the agenda for the August 20, 2012 meeting. Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

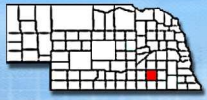
The Chairman declared the motion carried.

MINUTES

Mainwaring moved to approve the minutes from the August 2, 2012 special meeting. Kassik seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.



Fillmore County Planning and Zoning Minutes



Nays: None

The Chairman declared the motion carried.

OLD BUSINESS

Vice Chairman Harre signed a previously approved recommendation to the Village of Exeter Board of Adjustment to approve the amendment to the R-1 Residential District to allow by Conditional Use Permit only, on Public Grounds only, self-sustaining broadcast towers and stations including amateur radio or land mobile towers of no more than 100 feet with a 5 foot lightning rod, with no guide wires, within the R-1 District only within the Village of Exeter.

PUBLIC HEARING

Harre declared the Public Hearing Open at 8:15pm.

A public hearing was held at 8:15pm to amend the Conditional Use Permit that was issued to US Cellular on December 28, 2010 to construct a cellular tower on property known as the following: SW ¼, Section 24, Township 8, Range 2, Fairmont Township, Fillmore County, NE. The proposed amendment was to reissue the Conditional Use Permit for the dates of August 28, 2012-August 28, 2013 to US Cellular.

Noel motioned to approve the reissuance of a Conditional Use Permit. Kassik seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

The Chairman declared the motion carried.

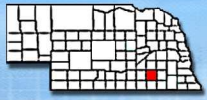
PUBLIC HEARING

Harre declared the Public Hearing Open at 8:30pm.

1. A public hearing was held at 8:30 pm to amend the current zoning regulations governing 5.44 PERMITTED SPECIAL USES by conditional permit in an R-1 Residential District to include an item 8, stating that Residential Accessory Buildings proposed on a lot without a primary structure may only be single story structures with one access driveway from the street or alley. Buildings may not exceed 1080 square feet or 12 feet in height. They are required to have a ½ lot length front setback, and lots must have a minimum of 25% vegetative landscaping on the front ½. Any modifications from these requirements must be reviewed and approved through the conditional use permit process. This action item, if approved, would add this as a permitted special use by conditional use permit to the R-1 district within the Village of Shickley only.

Noel moved to approve and Mainwaring seconded the motion.

Upon roll call, the vote was as follows:



Fillmore County Planning and Zoning Minutes



Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

The Chairman declared the motion carried.

2. An application for a Conditional Use Permit for a proposed accessory building to be built on a lot without a primary structure within the R-1 District inside the Village of Shickley for the property described as: Lots 7-8, Block 1, Original Town, Shickley, NE, Fillmore County was filed by Russell Reinsch.

Noel moved to approve the Conditional Use Permit. Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

The Chairman declared the motion carried.

SUB-DIVISION

Kamler Subdivision, located in the SW $\frac{1}{4}$ of Section 13, Township 6 North, Range 4 West of the 6th P.M., Fillmore County, Nebraska, 4.22 acres

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

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

The Chairman declared the motion carried.

SUBDIVISION

Jonathan Griess Subdivision, located in the SW $\frac{1}{4}$, Section 19, Township 8 North, Range 4 West of the 6th P.M. Fillmore County, Nebraska, 4.652 acres.

Donna Mainwaring, Zoning Administrator and Flood Plain Administrator informed the Commission that the entire Griess Subdivision is located in a Flood Plain. There is currently one primary structure on the Subdivision which was built prior to Flood Plain regulations. Any future building on the property would have to follow Flood Plain regulations. Donna Mainwaring requested the Commission to discuss Subdivisions within a Flood Plain at a future meeting.

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



Fillmore County Planning and Zoning Minutes



Upon roll call, the vote was as follows:

Ayes: Elznic, Mainwaring, Harre, and Kassik.

Nays: Most and Noel.

The Chairman declared the motion carried.

LOT SPLIT

Leo & Norma Starr of Fairmont submitted an application for lot split in the Village of Fairmont for the property described as: Lots 407-409, Original Town, Fairmont, Nebraska, Fillmore County.

Most moved to approve the Lot Split Application. Mainwaring seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Mainwaring, Noel, Harre, and Kassik.

Nays: None

The Chairman declared the motion carried.

LOT SPLITS-CITY OF GENEVA

The following Lot Splits within the City of Geneva where for Commission Review Only:

1. Karl Brinkman & Margaret Bettger of Geneva submitted and were approved by the City of Geneva for a lot split in the City of Geneva for the property described as: Lot 4, Park Place Drive, Geneva, NE, Fillmore County.
2. Charles Piccard of Geneva submitted and was approved by the City of Geneva for a lot split in the City of Geneva for the property described as: Lot 5 and the N ½ of Lot 6, Bicentennial Addition to the City of Geneva, Fillmore County, Nebraska. And the S ¼ of Lot 6 and all of Lot 7, Bicentennial Addition to the City of Geneva, Fillmore County, Nebraska.

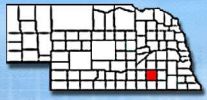
OPEN DISCUSSION

Open discussion over approved permits and permits in process.

Discussion in regards to handling feed lots that have been vacated for 12 or more months.

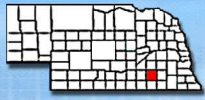
ADJOURNMENT

As there was no other items remaining on the agenda for the Planning Commission meeting, Vice Chairman Harre declared the meeting adjourned at 10:17pm.



Fillmore County Planning and Zoning Minutes





Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Public Hearing

September 10, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on September 10, 2012, in the Courthouse Boardroom in Geneva, Nebraska.

Members present: Vice Chairman Harre, Secretary Elznic, Girmus, and Noel. Mainwaring and Most present via conference call during public hearing.

Absent: Chairman Morgan, Mainwaring, Kassik, Waltrip, Most, Stuckey, and Votipka.

Donna Mainwaring, Zoning Administrator was present.

Notice of the Public Hearing 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. Zoning Administrative Assistant, Heather Miller was present to record the minutes of the Public Hearing.

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

Public Hearing

Harre declared the Public Hearing Open at 8:00pm.

A public hearing was held at 8:00pm to propose a zoning amendment to the AG-1 Zoning District in regard to section 5.17 MINIMUM LOT REQUIREMENTS Single Family Dwelling Lot Size: 3 acres with a minimum distance of 1,000 feet between single family dwellings without a separation of an improved all weather road; when separated by an improved all weather road, then the distance can be decreased to 500 feet between single family dwellings including the road ROW.

Noel motioned to approve the recommendation to amend the current AG-1 Zoning District. Girmus seconded the motion.

Upon roll call, the vote was as follows:

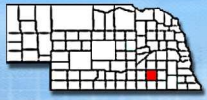
Ayes: Noel, Girmus, Harre, Elznic, Mainwaring (via phone conference), and Most (via phone conference)

Nays: None

The Vice Chairman declared the motion carried 6-0.

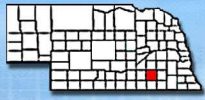
Adjournment

Noel moved and Girmus seconded the motion to close the Public Hearing. The Vice Chairman declared the Public Hearing closed at 8:50pm.



Fillmore County Planning and Zoning Minutes





Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting

September 17, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on September 17, 2012, in the Driver's Exam Room in Geneva, Nebraska.

Members present: Vice Chairman Harre, Secretary Elznic, Stuckey, Dumpert, Waltrip, Most, and Noel.

Absent: Girmus, Mainwaring, Kassik, and Morgan.

Donna Mainwaring, Zoning Administrator was present.

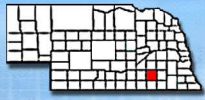
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Zoning Administrative Assistant, Heather Miller, was present to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

The Vice 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 August 20, 2012 meeting.

1493	Reinsch, Russell	Lot 8, Blk 1, Original Town	208 E Campbell	Shickley	Garage
1537	Elznic, Sharon	14-6-1	1012 Road 18	Geneva	Storage Bldg
1538	US Cellular	24-8-2	2103 Road 18	Exeter	Telecommunications Tower
1539	Fessler, Robert	22-7-4	1515 Road 4	Sutton	Patio deck
1540	Dawson, Paul	10-8-2	Road 16 & C/D	Fairmont	House
1541	Hintz, Kyle & Cindy	29-5-2	1410 Road X	Bruning	House
1542	Mumm, Brian & Heather	10-6-3	1004 Road O	Geneva	House/Tear down old
1543	Lovegrove, John	3-7-1	902 Road F	Fairmont	Well
1544	Lovegrove, John	3-7-1	902 Road F	Fairmont	Remove bldgs
1545	Nebrana Farms, Inc	7-5-3	705 Hwy 74	Shickley	Add on to bldg
1547	Brinkman, Barthold	Lot 9-12, Block 4, Original Town	312 N Cherry	Shickley	Garage
1548	Thomsen, Robert	First Addition	815 S 7 th Ave	Fairmont	Storage Bldg



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1549	Yates, Lynn	23-6-3	915 Road 12	Geneva	Well/Pivot
1550	Manning Grain	13-7-2	6 Burress Road	Fairmont	Storage Bldg
1551	Votipka, Frank	14-7-2	1717 Road I	Fairmont	Machinery Shed
1552	SSC, Inc.	22-6-3	1019 Road P	Geneva	Backup Generator
1553	Federal Bridgman Trust	22-8-2	Road D & 16	Fairmont	Well
1554	Marek, Ted	9-7-1	2102 Road I	Exeter	Tear Down old/Bld new Garage
1555	Zelenka, John	Lot 7-8, Block 1, Original Town	705 N	Milligan	Deck
1556	Johnson, Doug	18-5-4	106 Road U	Ong	Install Used Pivot
1534	Schaldecker, Carl	Pt Lot 266 & 267- 269 Original Town	130 N Jackson	Grafton	Carport
1535	Ewalt Farms, Inc	12-6-3	1113 Road 12	Geneva	Platform Scale
1536	Trauger, Robert	27-8-1	2007 Road 22	Exeter	Garage

AGENDA

Most moved to approve the agenda for the September 17, 2012 meeting. Noel seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Dumpert, Waltrip, Noel, Harre, and Stuckey.

Nays: None

The Vice Chairman declared the motion carried.

MINUTES

Most moved to approve the minutes from the May 21, 2012 & August 20, 2012 meetings and the September 10, 2012 Public Hearing. Noel seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Most, Elznic, Noel, Harre, Stuckey, and Waltrip.

Nays: None

Abstaining: Dumpert



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The Vice Chairman declared the motion carried.

NEW COMMISSION MEMBER

Zoning Administrator, Donna Mainwaring welcomed Bob Dumpert of Exeter back to the Planning Commission.

OPEN DISCUSSION

Open discussion over approved permits and permits in process was held.

Discussion was also had regarding the draft Zoning Regulations specifically in regards to the fee structure. Donna reported that she will relay the concern to the JEO contact to determine if the fee structure for certain AG-1 permits is governed by any state legislation.

The Commission also discussed the Livestock Friendly Organization designation. Zoning staff will look into the process/requirements and report back to the Commission.

ADJOURNMENT

As there was no other items remaining on the agenda for the Planning Commission meeting, Vice Chairman Harre declared the meeting adjourned at 9:27pm.



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting

October 15, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. on October 15, 2012, in the Courthouse Board Room in Geneva, Nebraska.

Members present: Secretary Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Absent: Harre, Dumpert, Stuckey, and Morgan.

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 Administrative Assistant, Heather Miller, was present to record the minutes of the meeting.

Planning Commission member Most 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 17, 2012 meeting.

1562	Hoelt, Bobby Jr.	Lot 716 & 717	750 H Street	Fairmont	Carport
1563	Galusha, Robert	36-7-4	2020 Road 10	Fairmont	Well
1564	Agrimars, Inc	34-7-3	Hwy 41 & Road 11	Geneva	Pivot
1565	Agrimars, Inc	34-7-3	Hwy 41 & Road 11	Geneva	Well
1566	Houchin, Bruce	14-5-2	1710 Road V	Strang	Building
1567	Hendricks, George	27-7-1	Road 23 & Road L	Milligan	Well

AGENDA

Noel moved to approve the agenda for the October 15, 2012 meeting. Girmus seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Nays: None

Commission member Most declared the motion carried.

MINUTES



Fillmore County Planning and Zoning Minutes



Mainwaring moved to approve the minutes from the July 9, 2012 and September 17, 2012 meetings. Kassik seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Nays: None

Commission member Most declared the motion carried.

PUBLIC HEARING

A public hearing was held to recommend/not recommend amendment of the current zoning regulations governing 5.54 PERMITTED SPECIAL USES by conditional use permit in an R-1 Residential District to include an item 9, stating that Residential Accessory Buildings proposed on a lot without a primary structure may only be single story structures with one access driveway from the street or alley. Buildings may not exceed 1080 square feet or 12 feet in height. They are required to have a ½ lot length front setback and lots must have a minimum of 25% vegetative landscaping on the front ½. Any modifications from these requirements must be reviewed and approved through the conditional use permit process. This action item, if approved, would add this as a permitted special use by conditional use permit to the R-1 district within the Village of Fairmont only.

Commission member Most opened the public hearing at 8:10pm.

After discussion and no public comments, Mainwaring moved to recommend the aforementioned amendment to the Village Board of Fairmont. Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Nays: None

Planning Commission member Most declared the motion carried 7-0.

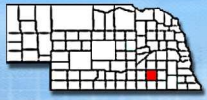
Most closed the Public Hearing at 8:25pm.

PUBLIC HEARING

A public hearing was held to recommend/not recommend to the Village Board of Fairmont to approve the application for Conditional Use Permit for a proposed accessory building to be built on a lot without a primary structure within the R-1 Residential District inside the Village of Fairmont only for the property described as:

**South 66.23' of Lot 1, Block 2 and North 99' of Lot 2, Block 2, First Addition, Fairmont, NE,
Fillmore County.**

Approval of this Conditional Use Permit by the Village Board of Fairmont is contingent upon approval of the Amendment to current zoning regulations governing 5.54 PERMITTED SPECIAL USES. After discussion and



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no public comments, Noel moved to recommend the aforementioned to the Village Board of Fairmont. Mainwaring seconded the motion as stated above.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Nayes: None

Planning Commission member Most declared the motion carried 7 to 0.

Most closed the Public Hearing at 8:45pm

SUBDIVISION

Dawson Subdivision, located in the Northwest $\frac{1}{4}$ of Section 10, Township 8, Range 2 West of the 6th P.M., Fillmore County, NE 4.01 acres.

Girmus made a motion to approve the Dawson Subdivision. Kassik seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, and Noel.

Nayes: None

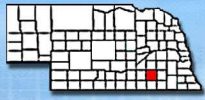
Planning Commission member Most declared the motion carried 7 to 0.

OPEN DISCUSSION

Open discussion was held regarding current and proposed zoning regulations.

ADJOURNMENT

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



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Fillmore County Planning Commission Minutes of Meeting

November 19, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on November 19, 2012, in the Courthouse Board Room in Geneva, Nebraska.

Members present: Vice Chairman Harre, Secretary Elznic, Girmus, Mainwaring, Waltrip, Most, Stuckey and Noel. Kassik arrived at 7:17pm

Absent: Dumpert and Morgan.

Donna Mainwaring, Zoning Administrator was present.

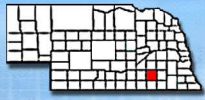
Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Agenda was approved as presented. Zoning Administrative Assistant, Heather Miller, was present to 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 October 15, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
1454	R.A. PETE Farms	15-8-2	Rd C & 17	Fairmont	Bins
1561 Conditional Use Permit	Thomsen, Robert	South 66 2/3' of Lot 1, Blk 2, 1 st Addition	8 th Avenue	Fairmont	Bldg
1569	Due, Tim	3-8-1	Rd B & Rd 23	Friend	Well/Pivot
1570	Due, Tim	12-8-1	Rd C & Rd 100	Friend	Pivot
1571	Workentine, John	13-7-4	Rd I & Rd 6	Grafton	Well/Pivot
1572	Workentine, John	18-8-3	Rd C & Rd 7	Grafton	Well
1573	Pribyl, Jason	16-6-1	Rd P & Rd 21	Milligan	Well/Pivot
1574	Niederklein, Galen & Patsy	11-5-1	2316 Road U	Tobias	New House
1575	Mosier Farms Partnership	10-5-3	1016 Road U	Strang	Pole Bldg/New Bin
1578	Myers, Jamey & Melissa	27-6-2	1615 Road Q	Geneva	Shop
1579	Myers, Vaden	3-5-2	Rd 17 & S	Geneva	Pivot Pad



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1580	Myers, Vaden	22-6-2	Rd 17 & P	Geneva	Pivot Pad
1581	Havel, Sherman	7-6-1	1913 Hwy 41	Milligan	Machine Shed
1582	Uldrich, Alex	35-7-1	Rd L & 24	Milligan	Well/Pivot
1583	Uldrich, Alex	29-7-1	Rd K & 21	Milligan	Well/Pivot
1584	Domeier, Darreld	28-5-1	Rd X & 22	Bruning	Well/Pivots
1585	Konzak Bros.	19-6-4	Rd Q & 2	Shickley	New Bin
1586	Griess, Vern	5-8-4	Rd 1 & CR 2	Sutton	Pivot
1587	Zeleny, David	28-7-1	Rd 21 & L	Milligan	Pivot
1588	Towerside Farms, Inc	15-8-2	Rd 17 & D	Exeter	Pivot
1589	Towerside Farms, Inc	22-8-2	Rd 16 & D	Exeter	Pivot
1590	Meyer, Dorothy	Lot 5-6, Block 5 1 st Addition	402 South Summit	Ohiowa	Enclosed Sun Porch
1592	Winter, Ryan	7-7-4	1710 Road 2	Sutton	2 Buildings
1593	Roesti, Marvin	Lot 80; Block 6 1 st Addition	1250 F Street	Fairmont	Bldg
1594	Sealock, Ron	1-8-2	2416 Road 19	Exeter	Deck add on
1595	Lovegrove, Jim	21-8-2	Rd 16 & E	Fairmont	Replace Pivot/Add Corner System
1596	Lovegrove, Jim	1-7-3	Hwy 81 & H	Fairmont	Add Corner System
1597	Lovegrove, Jim	16-8-2	Rd 16 & C	Fairmont	Replace Pivot/Add Corner System
1598	Griess, Calvin	31-8-4	Hwy 6 & Rd 2	Sutton	Pivot
1599	Pribyl, Roger	4-6-1	Hwy 41 & Rd 22	Milligan	Cabin
1600	Pribyl, Roger	2-6-1	Hwy 41 & Rd 23	Milligan	Pivot Pad
1601	Ackland, Joan	23-7-3	Rd K & 11	Geneva	Pivot/Well
1603	Krupicka, Eric	25-7-1	Rd 100 & L	Milligan	Well/Used Pivot
1604	Softley, Bill	8-8-3	2306 Rd 9	Fairmont	New Bin

AGENDA

Most moved to approve the agenda for the November 19, 2012 meeting. Noel seconded the motion.



Fillmore County Planning and Zoning Minutes



Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Mainwaring, Waltrip, Most, Stuckey, Harre, and Noel.

Nays: None

Vice Chairman Harre declared the motion carried.

MINUTES

Noel moved to approve the minutes from the October 15, 2012 meeting. Waltrip seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, Stuckey, Harre and Noel.

Nays: None

Vice Chairman Harre declared the motion carried.

PUBLIC HEARING

A public hearing was held to recommend/not recommend to the County Board of Supervisors the approval of an application for a Conditional Use Permit by Real Cattle West LLC for a proposed Intensive Livestock Operation on the property described as **Tract in West ½ Section 21, Township 8, Range 3, Fairmont, NE Fillmore County**. The capacity for the proposed operation is the following:

Finsher – 832 head (8 pens of 104)

Butchers – 1,165 head

Nursery – 989 head

Total Capacity – 2,986 head (equivalent of 849 animal units)

Vice Chairman Harre opened the public hearing at 7:10pm.

Harre closed the Public Hearing at 7:25pm.

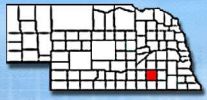
After discussion and no public comments, Most moved to recommend approval of the aforementioned Conditional Use Permit to the County Board of Supervisors. Waltrip seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, Harre, Stuckey and Noel.

Nays: None

Vice Chairman Harre declared the motion carried 9-0.



Fillmore County Planning and Zoning Minutes



PUBLIC HEARING

A public hearing was held to recommend/not recommend to the Village Board of Shickley to approve the application for Conditional Use Permit for a proposed accessory building to be built on a lot without a primary structure within the R-1 Residential District inside the Village of Shickley for the property described as **Lot 16, Block 26, First Addition, Shickley, NE Fillmore County**. Vice Chairman Harre opened the public hearing at 7:25pm.

Harre closed the Public Hearing at 7:40pm.

After discussion and one public comment, Mainwaring moved to recommend approval of the aforementioned Conditional Use Permit to the Village Board of Shickley. Kassik seconded the motion as stated.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Stuckey, Most, Harre and Noel.

Nayes: None

Vice Chairman Harre declared the motion carried 9 to 0.

SUBDIVISION

Mumm Subdivision, located in the southwest ¼ of Section 10, Township 6, Range 3 West of the 6th P.M., Fillmore County, NE 3.45 acres; .45 acres in ROW.

Noel made a motion to approve the Mumm Subdivision. Girmus seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Girmus, Kassik, Mainwaring, Waltrip, Most, Stuckey, Harre and Noel.

Nayes: None

Vice Chairman Harre declared the motion carried 9 to 0.

OPEN DISCUSSION

Open discussion was held regarding current and proposed zoning regulations.

ADJOURNMENT

As there was no other items remaining on the agenda for the Planning Commission meeting, Vice Chairman Harre declared the meeting adjourned at 7:55pm.



Fillmore County Planning and Zoning Minutes





Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting

December 17, 2012

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. on December 17, 2012, in the Courthouse Board Room in Geneva, Nebraska.

Members present: Vice Chairman Harre, Secretary Elznic, Most, Stuckey, Kassik, and Noel.

Absent: Dumpert, Girmus, Mainwaring, Waltrip, and Morgan.

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. Zoning Administrative Assistant, Heather Miller, 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.

AGENDA

Most moved to approve the agenda for the December 17, 2012 meeting. Noel seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Most, Noel, Harre, Stuckey, Kassik.

Nays: None

Vice Chairman Harre declared the motion carried.

MINUTES

Most moved to approve the minutes from the November 19, 2012 meeting. Kassik seconded the motion.

Upon roll call, the vote was as follows:

Ayes: Elznic, Most, Noel, Harre, Stuckey, Kassik.

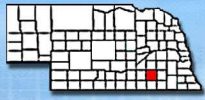
Nays: None

Vice Chairman Harre declared the motion carried.

Approved Permits

Listed below is a table of approved permits since the November 19, 2012 meeting.

Permit #	Name	Legal	Permit Address	Village	Type
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Fillmore County Planning and Zoning Minutes

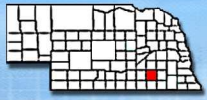


1591 Conditional Use Permit	Filipi, Judith	Lot 16; Blk 26; 1 st Addition	308 South Pear	Shickley	Storage Bldg
1602	Farmer's Cooperative	20-8-1	North of Town	Exeter	Building
1606	Stuckey Farms Inc.	25-8-4; Lot 76	NW of W 2 nd & Randolph	Grafton	Well
1608	Stephenson Farms Inc	34-8-2 (Relocate to 21-8-3)	Road F & 17	Fairmont	Remove/Relocate Bin
1609	Engle, Robert	20-6-2	Road P & 14	Geneva	Corner system
1610	Engle, Robert	3-6-2	Hwy 41 & Road 16	Geneva	Corner system
1611	White, James	25-7-2	Road L & 18	Fairmont	New Well
1612	Simacek, Albert	10-7-2	1608 Road H	Fairmont	Relocate bldg from another parcel
1613	Kuska, Galen	23-7-1	Road K & 24	Exeter	New Well/Replacement Pivot
1614	Becker, John	9-7-1	Road H & 21	Exeter	New Pivot & Well
1615	Severance, Sherri (SSR Land Co)	3-5-3	609 Road 10	Shickley	New Bin and Leg
1617	Waltrip, Robert	30-8-3	Hwy 6 & Randolph	Grafton	New Well/Abandon Old Well
1618	Desert Island Farms, Inc	23-7-2	Road 18 & J	Friend	2 Pivots (used)
1619	Desert Island Farms, Inc	13-7-1	Road I & 100	Friend	Pivot (used)
1620	Pospisil, Joel	12-7-1	Road I & 100	Friend	Pivot (used)
1621	Kerl, Gordon	22-5-2	1614 Road W	Bruning	Machine Shed
1622	Tatro, Jason	32-7-2	Road L & 14	Geneva	Used pivot/new well
1623	Griess, John	6-7-3	Road H & 7	Grafton	Used pivot
1624	Schoenholz, Kim	36-5-2	Road 18 & Y	Bruning	Replace pivot

DISCUSSION REGARDING PROPOSED ZONING REGULATIONS, ZONING MAPS, COMPREHENSIVE PLAN

David Potter with JEO was present to discuss proposed zoning regulations as well as zoning maps and the comprehensive plan.

ADJOURNMENT



Fillmore County Planning and Zoning Minutes



As there was no other items remaining on the agenda for the Planning Commission meeting, Vice Chairman Harre declared the meeting adjourned at 10:04 pm.