

# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting March 2, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 12:00 p.m. March 2, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

**Members present:** Girmus, Harre, Most, Noel, Stuckey

**Absent:** Elznic, Kassik, Hafer

Also, present: Planning and Zoning Administrator

Notice of the meeting was given by posted notice in three conspicuous public places. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Zoning Administrator Jennifer Slezak was present to recorded minutes, as Secretary Elznic was not in attendance.

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

Motion to approve agenda for March 2, 2022 made by Girmus, seconded by Noel. Upon roll call, vote is as follows:

Ayes: Harre, Girmus, Noel, Stuckey, Most

Nays: None

Chairman Harre declared motion carried 5-0

Motion to approve minutes from the November 2021 meeting was made by Stuckey, seconded by Girmus. Upon roll call vote is as follows:

Ayes: Most, Harre, Girmus, Noel, Stuckey

Chairman Harre declared motion carried 5-0

### Reorganization

A motion to keep all officers. Chairman Harre, Vice Chair Noel, Secretary Elznic was made by Noel and seconded by Stuckey.

Upon roll call vote as follows:

Ayes: Girmus, Harre, Most, Noel, Stuckey

Nay: 0

Chairman Harre declared motion carried 5-0

### Discussion on Slezak Acres West subdivision

A track of land located in part of the east half of the southeast quarter in Section 28, Township 7 North, Range 1 West of the Sixth P.M.  
Consisting of 5.16 acres 0.25 acres of county right-of-way.

After discussion a motion to approve the Slezak Acres west subdivision was made by Most, seconded by Noel.

Upon roll call vote as follows:

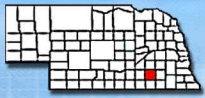
Ayes: Harre, Girmus, Most, Noel, Stuckey

Nays: 0

Chairman Harre declared motion carried 5-0

### Discussion on pivot stops

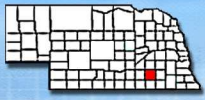
Zoning Admin will look into previous minute discussion on the subject from county board and Planning commission.



# Fillmore County Planning and Zoning Minutes



**Meeting Adjourned at 12:30PM. Next meeting will be April 18, 2022 at 8:00PM**



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting April 18, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. April 18, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

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

**Absent:** Kassik

Also, present: Planning and Zoning Administrator

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

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

Motion to approve agenda for April 18, 2022 made by Girmus, seconded by Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0

Motion to approve minutes from the March meeting was made by Stuckey, seconded by Girmus. Upon roll call vote is as follows:

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

Chairman Harre declared motion carried 7-0

### **Kennel Subdivision #2**

Discussion on Kennel Subdivision. A track of land located in the NE ¼ of Section 22, Township 5 North, Range 3 West of the 6<sup>th</sup> P.M. Fillmore County NE. Two lots consisting of 5.68 acres total. Waiver of 3acre requested on lot 1 due to lot being recorded/deeded prior to lot size and subdivision regulations.

Motion to approve the Kennel Subdivision #2 as presented with waiver made by Noel, Seconded by Girmus. Upon roll call, vote is as follows:

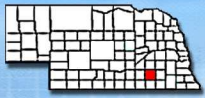
Ayes: Stuckey, Girmus, Hafer, Most, Elznic, Noel, Harre

Nays: None

Chairman Harre declared motion carried 7-0

### **Comprehensive plan update**

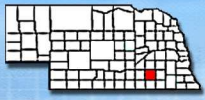
Zoning Admin Jennifer Slezak updated the committee on the status of the comprehensive plan update. Advertisement for bids, and letters for request of qualifications have been sent to multiple planning firms. Sealed bids will be opened at the April 26 County Board meeting.



# Fillmore County Planning and Zoning Minutes



**Meeting Adjourned at 8:35PM. Next meeting will be May 16, 2022 at 8:00PM**



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting May 16, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. May 16, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

**Members present:** Harre, Elznic, Reg Noel, Hafer, Most, Girmus

**Absent:** Kassik, Stuckey

Also, present: Planning and Zoning Administrator

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

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

Motion to approve agenda for May 16, 2022 made by Girmus, seconded by Most. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Motion to approve minutes from the April meeting was made by Hafer, seconded by Noel. Upon roll call vote is as follows:

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

Chairman Harre declared motion carried 6-0

### Comprehensive Bids review

Two bids were received by the Fillmore County Board for a comprehensive plan update. The County Board opted to forward the information to the planning commission for review.

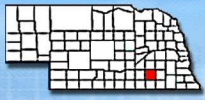
Bid #1 Hanna-Keelan

Bid #2- Five Rule Rural Planning

After discussion the committee decided they needed more time to review and cannot give feedback to the county board during this meeting.

Note\* JEO sent correspondence stating they would not be bidding on this project.

**Meeting Adjourned at 8:30PM. Next meeting will be Tuesday June 21 as the 3<sup>rd</sup> Monday is a Federal Holiday observed by the County.**



# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting July 18, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. July 18, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

**Members present:** Harre, Elznic, Hafer, Most, Reg Noel, Girmus

**Absent:** Kassik, Stuckey

Also, present: Planning and Zoning Administrator. Elizabeth Joyce, Rodney Ehmen, Peter York, Don Marget, Hannah Marget, Daniel Merrick, Dathan and Sheri Nelson.

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

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

Motion to approve agenda for July 18, 2022 with date correction in header made by Girmus, seconded by Hafer. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Motion to approve minutes from the May meeting was made by Hafer, seconded by Noel. Upon roll call vote is as follows:

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

Chairman Harre declared motion carried 6-0

### **8:05 PM Public Hearing Zoning Change request**

-Zoning Change filed by Elizabeth Joyce on the property described as lots 751-753 original town Fairmont NE 68354. Current Zoning District: R-1 Residential. Proposed Zoning District C-2 Highway Commercial

Elizabeth Joyce presented her request for zoning change. She would like to construct mini storage units to store her personal belongings in. Public comments were made about lack of upkeep on current properties, including proposed lot. Other comments included better areas of town and utilizing her current properties. Concluding the conversation Elizabeth stated she would like to withdraw her application for zoning change.

After no further comments, a motion to close the public hearing at 8:20PM was made by Most, seconded by Hafer.

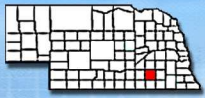
Upon roll call, vote it as follows:

Ayes: Most, Girmus, Reg. Noel, Hafer, Elznic, Harre

Nays: None

Chairman declared motion carried 6-0

A motion to deny a recommendation to the Fairmont Village board for zoning change from R-1 to C-2, filed by Elizabeth Joyce on lots 751-753 org town Fairmont NE 68354 due 1). The use of the property would not be commercial nature, but personal. And 2). Elizabeth has withdrawn her request for zoning change. Made by Hafer, seconded by Girmus.



# Fillmore County Planning and Zoning Minutes



Upon roll call. Vote is as follows:

Ayes: Elznic, Hafer, Reg. Noel, Girmus, Most, Harre

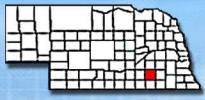
Chairman declared motion carried 6-0

## **Discussion on Fillmore Co Comp Plan update**

Fillmore Co Board of Supervisors accepted the bid from Hanna-Keelan to do the comp plan update. Update is proposed to be completed by March 2023

**Meeting Adjourned at 8:48PM. Next meeting will be Monday August 15 at 8:00PM pending agenda items.**





# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting September 19, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. September 19, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

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

**Absent:** Kassik, Noel, Girmus, Most

Also, present: Planning and Zoning Administrator. Keith Carl Hanna-Keelan

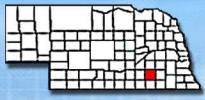
Notice of the meeting was given by published notice. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Due to lack of committee members quorum was not met, therefore no voting on action items.

### **Comprehensive Plan Meeting #1**

Keith Carl with Hanna- Keelan outlined the process of the Comprehensive plan update. The proposed next meeting with Hanna- Keelan (possibly via zoom) will be during the regularly scheduled November meeting.

**Meeting adjourned at 8:45PM. Next meeting October 17, 2022**





# Fillmore County Planning and Zoning Minutes



## Fillmore County Planning Commission Minutes of Meeting July 18, 2022

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. July 18, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

**Members present:** Harre, Elznic, R.Noel, Kassik, most, Girmus, Hafer

**Absent:** Stuckey

Also, present: Planning and Zoning Administrator

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

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

Motion to approve agenda for Nov 21, 2022 with date correction in header made by Noel, seconded by Girmus. Upon roll call, vote is as follows:

Ayes: Hafer, Kassik, Most, Girmus, Noel Elznic, Harre

Nays: None

Chairman Harre declared motion carried 7-0

Motion to approve minutes from the July meeting was made by Hafer, seconded by Kassik. Upon roll call vote is as follows:

Ayes: Elznic, Noel, Girmus, Most, Kassik, Harre, Hafer

Nays: None

Chairman Harre declared motion carried 7-0

### Conservation Easement

Wetlands America Trust Inc, Landowner. U.S. Dept. of the Interior Fish and Wildlife Service, Holder of Conservation Easement. On a tract of land described as Southwest ¼ of Section 16, Township 6 North, Range 4 West of the 6<sup>th</sup> P.M. Fillmore County, State of Nebraska. Planning Commission finds no reason to deny the easement and doesn't have any comments to share with the County Board.



# Fillmore County Planning and Zoning Minutes



**Meeting Adjourned at 8:23 PM. Next meeting will be in December, pending agenda items.**