

**Fillmore County Planning Commission Minutes of Meeting
January 17, 2023**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. January 17, 2023, in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Elznic, Girmus, Kassik (8:05PM) , Most, Stuckey, Hafer

Absent: Noel

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. 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 January 17, 2023 with date correction in header made by Most, seconded by Stuckey. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

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

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

Nays: None

Chairman Harre declared motion carried 6-0

8:02 - Discussed Hanna- Keelan attached agenda for the Comprehensive Plan update.

Keith Carl with Hanna Keelan was present to discuss the attached agenda provided by Hanna- Keelan. A packet of information (attached) was handed out to the Committee members. The next meeting on the Comprehensive plan update will be at the March Planning Committee meeting.

Meeting Adjourned at 9:30PM. Next meeting will be in February pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
March 20, 2023**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. March 20, 2022 in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Harre, Elznic, R.Noel, Most, Girmus, Hafer, Stuckey

Absent: Kassik

Also, present: Planning and Zoning Administrator and County Board members: M. Noel, and Jeff Neiman

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 March 20, 2023 made by Girmus, seconded by R. Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0

Motion to approve minutes from the Jan. meeting with date correction in header was made by Elznic, Most approved minutes, seconded by Hafer. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0

8:02- Discussed Hanna-Keelan attached agenda for the Comprehensive Plan update.

Keith Carl with Hann-Keelan was present to discuss the attached agenda provided by Hanna-Keelan. A packet of information (attached) was handed out to the Committee members. This packet was meeting #3 to discuss future land use and goals to manage and control and protect development. The next meeting on the Comprehensive plan update will be at the April Planning Committee meeting.

Meeting Adjourned at 9:00PM. Next meeting will be in April to discuss completion of Comprehensive Plan of Fillmore County

**Fillmore County Planning Commission Minutes of Meeting
May 15, 2023**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. May 15, 2023, in Fillmore County East 1320 G St, Geneva NE 68361

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

Absent:

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

Notice of the meeting was placed in three public notices. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Secretary Elznic was present to record 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 15, 2023 made by Girmus, seconded by Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 8-0

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

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

Nays: None

Chairman Harre declared motion carried 8-0

8:02 - Discussed Hanna- Keelan attached agenda for the Comprehensive Plan update.

Keith Carl with Hanna Keelan was present to discuss the final errors/changes for the Comprehensive Plan provided by Hanna- Keelan. A packet of information (attached) was handed out to the Committee members. The next meeting on the Comprehensive plan will be to finalize and adopt and take the next step with the public hearing and presenting to the County Board and Villages. The next meeting will be in June, 2023.

Meeting Adjourned at 9:10PM. Next meeting will be June 20, 2023 pending agenda items.

Fillmore County Planning Commission Minutes of Meeting
June 20, 2023

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. June 20, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

Members present: Elznic, Hafer, Harre, Noel (8:10), Stuckey

Absent: Girmus, Kassik, Most

Also, present: Planning and Zoning Administrator

Notice of the meeting was placed in three public notices. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Secretary Elznic was present to record minutes.

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

Motion to approve agenda for June 20, 2023, made by Stuckey, seconded by Noel. Upon roll call, vote is as follows:

Ayes: Hafer, Stuckey, Elznic, Harre, Noel

Nays: None

Chairman Harre declared motion carried 5-0

Motion to approve minutes from the May 17, 2023, meeting was made by Stuckey, seconded by Elznic. Upon roll call vote is as follows:

Ayes: Stuckey, Hafer, Elznic, Harre, Noel

Nays: None

Chairman Harre declared motion carried 5-0

Keith Carl with Hanna Keelan made the changes to the Public Facilities (section 6) of the Comprehensive Plan that the board requested. The updated packet of information (attached) was handed out to the Committee members. The 2023 revision of the Comprehensive Plan is ready for the next step. The next meeting on the Comprehensive plan will be the public hearing and presenting to the County Board and Villages. The next meeting will be July 17, 2023.

Meeting Adjourned at 8:50PM. Next meeting will be July 17, 2023, pending agenda items.

Fillmore County Planning Commission Minutes of Meeting
July 17, 2023

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. July 17, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

Members present: Elznic, Hafer, Harre, Noel, Stuckey, Girmus, Kassik (8:05pm), Most

Absent: None

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 record the minutes.

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

Motion to approve agenda for July 17, 2023, made by Girmus, seconded by Hafer. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0 (approved)

Motion to approve minutes from the June 20, 2023, meeting was made by Hafer, seconded by Girmus. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 8-0 (approved)

Public Hearing

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

The updated Comprehensive plan 2023 including the communities of Exeter, Grafton, Fairmont, Milligan, Ohioa, Strang, and Shickley that will serve as a guide to direct future growth development opportunities in the Rural Fillmore County. After discussion and no public comments, Hafer moved to close the public hearing, Girmus seconded the motion. Upon role call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:20pm.

R. Noel moved to recommend the Updated Comprehensive Plan 2023 to the County Board of Supervisors to approve and seconded by Stuckey.

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

Nays: None

Chairman Harre declared the motion carried and The Updated Comprehensive Plan 2023 will be presented to the County Board Supervisors on July 25, 2023.

Discussion

Zoning Administrator, Shaundee Graham, provided updated zoning recommendations from Keith Carl; our representative from Hanna-Keelan Associates, provided to us in May 2023. Numbers 9 and 11 from the recommendations will be discussed with Keith at a later date. The Trailblazer Pipeline is proposing a Trailblazer Conversion Project to convert natural gas to CO2. Tallgrass Energy is proposing a plot plan of adding a launcher/receiver site to an already existing Trailblazer Pipeline meter station located south of Strang (S-17, T-5, R-2W). This project will lead to more discussion along with public hearings for a conditional use permit. Next meeting will be Monday August 21, 2023.

Meeting Adjourned at 8:40PM. Next meeting will be August 21, 2023, pending agenda items.

Fillmore County Planning Commission Minutes of Meeting
August 21, 2023

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. August 21, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

Members present: Elznic, Hafer Noel, Most, Girmus, Kassik

Absent: Stuckey, Harre

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

Motion to approve agenda for August 21, 2023, made by Most, seconded by Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Motion to approve minutes from the July 17, 2023, meeting was made by Girmus, seconded by Kassik. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Tallgrass Energy informational packet was handed out to the committee members. Tallgrass Energy has proposed a new facility to house a receiver skid. The proposed pipeline will be converting natural gas to CO₂, capturing the CO₂, storing it, and then shipping it via pipeline to Wyoming. More information to come from the Tallgrass representatives (landowner signatures, building permit, and public hearing to come). A public hearing with the Villages of Fairmont, Exeter, Shickley, Milligan, Grafton, Strang, and Ohioa will be scheduled in the next month to recommend to adopt The Updated Comprehensive Plan. A discussion about re-zoning a Light Industrial zone to Residential zone was held, further information and public hearing meetings will also take place in the next month.

Meeting adjourned at 8:55PM by Hafer and seconded by Girmus. Next meeting will be September 18, 2023, pending agenda items.

Fillmore County Planning Commission Minutes of Meeting
September 18, 2023

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. September 18, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

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

Absent: None

Also, present: Planning and Zoning Administrator, Colton Jacobsen, Amanda, and Bill Schropfer.

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

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

Motion to approve agenda for September 18, 2023, made by Girmus, seconded by Stuckey. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 8-0 (approved)

Motion to approve minutes from the August 21, 2023, meeting was made by Most, seconded by R. Noel. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 8-0 (approved)

Public Hearing

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

Zone change on section 29, township 8, range 2, BLK 5 East, Fairmont, NE, Current Zoning I-1, proposed Zoning R-1, filed by Colton Jacobsen. Colton was present to discuss the reasons why he wants to change the current zone I-1 to R-1-residential. Colton states he purchased this land from his brother, Chris Grant, for the purpose of turning the previous office building into his home. He has already done work to the office to make it adaptable for living quarters and would like to live in it and have the office building with some surrounding ground be zoned as residential.

Amanda and Bill Schropfer were present to express their concerns about re-zoning this area. They feel this should not be approved and remain I-1 (light industrial) to keep businesses and people coming to Fairmont for growth opportunity in the Village.

The zoning board expressed that zoning changes and re-zoning an area can be re-zoned and changed back to I-1 in the future if a business were to develop in this location.

After discussion, a motion to close the hearing was made by Hafer; Girmus seconded.

Upon roll call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:18pm.

R. Noel made the motion and Kassik seconded to approve/recommend the zone change from I-1 (light industrial) to R-1 (residential) on section 29, township 8, Range 2, BLK 5 East, Fairmont, NE filed by Colton Jacobsen.

Ayes: Elznic, Hafer, Harre, Most, Stuckey, Kassik, R. Noel, Girmus
Nays: None

Chairman Harre declared the motion carried and the zone change on section 29, township 8, range 2 BLK 5 East, Fairmont, NE, is recommended to the Village of Fairmont and will be presented to the Village of Fairmont Board of Trustees on October 10,2023.

Discussion

Zoning Administrator, Shaundee Graham, provided additional information for The Trailblazer Pipeline Conversion Project to convert natural gas to CO2. This pipeline will start in Columbus, NE and run south through York County into Fillmore County and end by the Tallgrass Energy meter station in Strang, NE. Tallgrass Energy is proposing a plot plan of adding a launcher/receiver site to an already existing Trailblazer Pipeline meter station located south of Strang (S-17, T-5, R-2W). This project will lead to more discussion along with public hearings for a conditional use permit. Elznic and Most's term is up and will discuss and vote for officers at next months planning and zoning meeting on October 16,2023

Meeting Adjourned at 8:50PM. Next meeting will be October 16, 2023, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
October 16, 2023**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. October 16, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

Members present: Elznic, Hafer, Harre, Noel, Kassik, Most

Absent: Girmus, Stuckey

Also, present: Planning and Zoning Administrator, David Tuberville and Kaylee Noel.

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

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

Motion to approve agenda for October 16, 2023, made by Hafer, seconded by Kassik. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

Motion to approve minutes from the September 18, 2023, meeting was made by Most, seconded by R. Noel. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

Public Hearing

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

Zone change on section 30, township 8, range 2, Tract in NWNW, Fairmont, NE, Current Zoning AG-2, proposed Zoning R-1, filed by David and Jenna Tuberville. David was present to discuss the reasons why they wanted to change the current zone AG-2 to R-1- residential. David and Jenna were instructed to review the zone districts in this section of Fairmont and consider a zone change for Village ordinances. This parcel of land is considered not in city limits. The board explained that you can build a home in an AG-2 district but questioned a subdivision. The zoning administrator, Shaundee Graham, will seek more information about which direction this needs to go. As for a public hearing with Fairmont Village to recommend a zone change will not be required at this time.

After discussion, a motion to close the hearing was made by R.Noel; Hafer seconded.

Upon roll call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:32PM.

Nominations of officers

A motion to nominate officers was made by Hafer, Most seconded.

A motion to retain the officers is made by Hafer.

Chairman- Matt Harre, 2nd Chairman- Reg Noel, Secretary- Sharon Elznic

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

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

Discussion

Zoning Administrator, Shaundee Graham, stated that the Tallgrass Pipeline is still in the process of gathering landowner permissions and there is nothing new to report for zoning at this time. This project will lead to more discussion along with public hearings for a conditional use permit. A discussion about steel building as the primary structure on lot on the new Gary and Donna Saltzman addition in Shickley. The zoning board concluded that the building would need to be denied and a conditional use permit will need filed. A public hearing will be held with the zoning/planning commission board and then a recommendation and public hearing at the Shickley Village Board meeting. Solar energy and solar farms have been on the radar lately with frequent questions on the regulations. Fairmont Village held a public hearing regarding Colton Jacobsen's zone change and was granted approval by the Village Board. The next planning and zoning meeting will be Monday November 13, 2023.

Meeting Adjourned at 9:05PM. Next meeting will be November 13, 2023, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
November 13, 2023**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. November 13, 2023, in Fillmore County East 1320 G St, Geneva NE 68361.

Members present: Elznic, Girmus, Hafer(8:05), Harre, Most, Noel, Stuckey

Absent: Kassik,

Also, present: Planning and Zoning Administrator and Tim Theodoroff from Ohioa.

Notice of the meeting was placed in three public notices. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Secretary Elznic was present to record 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 November 13, 2023, made by Reg N, seconded by Girmus. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Motion to approve minutes from the October 16, 2023, meeting was made by Most, seconded by Stuckey. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Shaundee Graham- Zoning administrator updated the board about the zone change on David and Jenna Tuberville's AG district property. The zone change is not required for them to build their house on and for now will stay AG and not re-zone to R. The Village of Fairmont also held a meeting with Tuberville's regarding the zone change and having access to city water and electric. The BSE affordable homes- LLC lot split in Exeter was approved by the Village of Exeter board and submitted. More information about the Trailblazer pipeline was handed out along with a discussion about a follow up meeting with the Trailblazer pipeline project employees to further discuss the additions and changes.

Meeting Adjourned at 8:38PM. Next meeting will be December 18, 2023, pending agenda items.