

**Fillmore County Planning Commission Minutes of Meeting
January 29, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. January 29, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Girmus, Hafer, Kassik, Most, Stuckey

Absent: Elznic, Harre, Noel

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 absent, Shaundee Graham, Zoning Admin. recorded minutes.

Zoning Admin.- Graham 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 29, 2024, made by Girmus, seconded by Hafer. Upon roll call, vote is as follows:

Ayes: Hafer, Most, Girmus, Stuckey, Kassik

Nays: None

Zoning Admin. Graham declared motion carried 5-0

Motion to approve minutes from the November 13, 2023, meeting was made by Most, seconded by Kassik.

Upon roll call vote is as follows:

Ayes: Stuckey, Girmus, Hafer, Most, Kassik

Nays: None

Zoning Admin-Graham declared motion carried 5-0

Discussion:

Grafton adopted the updated Comprehensive Plan. Milligan's meeting will be in March. Solar Farms are becoming a headline and trending topic. Solar Farms do need a CUP and will go through that process when that time comes. The Fillmore County regulations for Solar Farms are good. It was decided that Tallgrass will need to send a representative to attend the public hearings for the pig receiver infrastructure being added to the existing site (17-5-2). Per FERC regulations, the pig receiver is being added to stay in protocols and this will remain a natural gas site.

Meeting Adjourned at 8:40PM. Next meeting will be February 19, 2024, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
March 18, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. March 18, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Elznic, Girmus, Hafer, Harre, Most, Noel, 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 March 18, 2024 made by Girmus, seconded by Stuckey. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0

Motion to approve minutes from the January 29, 2024 meeting was made by Stuckey, seconded by Hafer. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 7-0

Discussion:

Milligan, NE adopted the Updated Comprehensive Plan. POET in Fairmont, NE has been approved to build a CO2 production building to capture their CO2. The Theis/Propheter variance was approved by the Fairmont Board of Adjustments for a relaxation setback of the required 40ft to 20ft from property line for a new building being added to 30-8-2 (lot 1-2, block 3). Tallgrass pipeline has the approval to start on the construction work to the existing facility site on the receiver unit at NWSW section 17, township 5, range 2. To facilitate this project, they will need to install and add a pig receiver infrastructure to the existing infrastructure required by FERC for safety and integrity compliance reasons for this infrastructure to remain natural gas. The CO2 pipeline will be placed into the Trailblazer pipeline at a point further west of this existing facility site. The CO2 pipeline will require a conditional use permit and further meetings when Tallgrass has a survey plat. A Fairmont lot split in an I-2 zone was also discussed and requires a 10,000sq ft lot size area for this to be approved, further discussion with landowner is scheduled.

Meeting Adjourned at 9:00 PM. Next meeting will be April 15, 2024 pending agenda items.

Fillmore County Planning Commission Minutes of Meeting
April 15, 2024

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. April 15, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Elznic, Hafer, Noel, Stuckey

Absent: Kassik, Girmus, Harre, Most

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.

R. 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 April 15, 2024- no quorum to approve agenda.

Ayes:

Nays:

Motion to approve minutes from the March 18, 2024 meeting- no quorum to approve minutes.

Ayes:

Nays:

Discussion:

Due to no quorum agenda and minutes unable to be approved and only discussions topics were discussed. Ohioa, NE adopted the Updated Comprehensive Plan. The Veterans Memorial Park variance in Fairmont, NE was approved by the Fairmont Board of Adjustments for an increase in fence height requirement from 6ft to 7ft on lots 310-312 along HWY 6, Fairmont, NE. Tallgrass pipeline has 85% signed for the easement stage and aiming for the conditional use process in June 2024.

Meeting Adjourned at 9:00 PM. Next meeting will be May 20, 2024 pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
May 20, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. May 20, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

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

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 20,2024 was made Girmus, seconded by Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried: 6-0

Motion to approve minutes from the March 18, 2024 & April 15,2024 minutes was made by Most. Seconded by Hafer.

Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Discussion:

A motion made by Most, seconded by Stuckey to impart a building permit for an accessory building as the primary build on a lot in Shickley to the Village of Shickley Board to discuss and approve/deny permit.

After discussion, Chairman Harre declared the motion carried and approved 6/0.

Upon roll call, the vote was as follows:

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

Nays: None

Tallgrass pipeline submitted conditional use permit for the CO2 pipeline that travels through Fillmore County. Public hearings will be held June 24, 2024, at 8:00PM with the planning commission and June 25th, 2024, with the County Board at 11:00AM.

Fairmont lot split for the carwash and accessory building was discussed and a conditional use permit will need to be submitted for this and the zone changes will remain the same.

Meeting Adjourned at 9:00 PM. Next meeting will be June 24, 2024, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting June
24, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. June 24, 2024, in Fillmore County East 1320 G St, Geneva NE 68361.

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

Absent: Girmus, Kassik

Also, present: Planning and Zoning Administrator, Tallgrass Rep- Scott Prestidge, Shawn Bates, Sam Adams, and John Hladik, ADM Rep-Casey Potter, Renewable Fuels Rep-Dawn Caldwell, GreenPlains-York- Mitch Stuhr, NPFFA President- Darren Garrean. The following attended by Fillmore County Public: Ralph Graham, Merle Noel, Mark Lightwine, Peter York, Janet Lentfer, Joy Lenfter, Dave Froom, Jim Lovegrove, Lynn Yates, T.K. Rayburn, Richard Fixemer, Jerry Otte, J. Mitchell.

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 June 24, 2024, made by Hafer, seconded by R. Noel. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0 (approved)

Motion to approve minutes from the May 20, 2024, meeting was made by Most, seconded by Elznic. Upon roll call vote is as follows:

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

The Variance filed by Colton Jacobsen & Peter York for relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Town-Lots 307-309, (I-2 district) Fairmont, NE. After discussion with Peter York present to explain why he wants to sell the car wash but keep his storage building that is south of the car-wash and creating a lot split to split the car-wash from the storage building. However, the lot size of this property is currently 19,589 sq. ft, the area size requirement for the I-2 district zone is 10,000 sq. ft per lot, the variance was filed with the Fillmore County Planning Commission Board to refrain from a zone change and spot zoning; also to prevent further variance application and continue to abide by the strict process and regulations that have been adopted by The Fairmont Village to prove undue hardship on the property itself.

Most moved to close the public hearing, R. Noel seconded the motion. Upon roll call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:12pm.

R. Noel moved to recommend the Variance filed by Colton Jacobsen & Peter York for the relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Town- Lots 307-309, (I-2 district) to the Village of Fairmont Board of Trustees to approve and seconded by Hafer.

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

Nays: None

Chairman Harre declared the motion carried and the Variance filed by Colton Jacobsen & Peter York for relaxation in lot size area to create a lot split on the property described as Section 30, Township 8, Range 2, Original Town-Lots 307-309, (I-2 district) Fairmont, NE will be presented to the Village of Fairmont Board of Trustees on July 8, 2024.

Public Hearing:

Chairman Matt Harre declared the public hearing open at 8:15pm. The hearing action item was as follows:

Conditional Use Permit filed by Trailblazer Pipeline Company to construct and convert the existing industrial Trailblazer pipeline of natural gas to transport CO2 underground from ethanol producers to Wyoming. Starting point: Far North County line of Section 4, Township 8, Range 2 (1.5 Miles East of Hwy 81 and Road A) traveling South along both sides of Hwy 81 (1-2 miles on side) with an end point of NE Quarter of Section 13, Township 5, Range 3 (1 miles West of Hwy 81 between Road U and Road V), Fillmore County, Nebraska. Tallgrass presented with a slide show presentation along with Tallgrass Representatives to cover the overview on the tract of land and safety concerns of the pipeline, a few questions from the public, a letter submitted prior to the hearing to the Zoning administrator was read, along with several support letters submitted (all on file with the Fillmore County Zoning Administrator, Shaundee Graham) after discussion, a motion to close the public hearing was made by Hafer.

Hafer moved to close the public hearing, Stuckey seconded the motion. Upon roll call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 10:00pm.

Most moved to recommend to approve the Conditional Use Permit by Trailblazer Pipeline Company to construct and convert the existing industrial Trailblazer pipeline of natural gas to transport CO2 underground from ethanol producers to Wyoming to the Fillmore County Board of Supervisors and seconded by R. Noel.

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

Nays: None

Chairman Harre declared the motion carried and the CUP filed by Trailblazer Pipeline Company will be presented to the Fillmore County Board of Supervisors on Tuesday, June 25, 2024.

Discussion:

Shickley Village meeting for the CUP-accessory build as a primary build will be held July 11, 2024.

Trailblazer Pipeline Company has submitted another CUP permit for 3 surface- mainline valve site facilities, primarily in the Shickley area. This will require additional CUP public hearings and notices. Tentatively this hearing will take place July 22&23, 2024.

Most moved to adjourn and Hafer seconded at 10:10pm.

Meeting Adjourned at 10:10PM. Next meeting will be July 22, 2024, pending agenda items.

Fillmore County Planning Commission Minutes of Meeting

July 22, 2024

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. July 22, 2024, in Fillmore County East 1320 G St, Geneva NE 68361.

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

Absent: Kassik, Most, R. Noel

Also, present: Planning and Zoning Administrator, Tallgrass Rep- Scott Prestidge, Shawn Bates, Paul LaRue

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 22, 2024, made by Girmus, seconded by Stuckey. Upon roll call, vote is as follows: Ayes: Hafer, Stuckey, Elznic, Harre, Girmus

Nays: None

Chairman Harre declared motion carried 5-0 (approved)

Motion to approve minutes from the June 24, 2024, meeting was made by Hafer, seconded by Harre. Upon roll call vote is as follows:

Ayes: Stuckey, Hafer, Elznic, Harre, Girmus

Nays: None

Chairman Harre declared motion carried 5-0 (approved)

Public Hearing:

Chairman Matt Harre declared the public hearing open at 8:10pm. The hearing action item was as follows:

The conditional use permit filed by Trailblazer CO2 Pipeline, LLC, a Delaware Limited Liability Company to construct and update three surface facilities for a mainline shut off station to improve operational capabilities and to increase safety while regulating compression and metering at an aboveground facility. In addition to improved safety, there is an operational significance as it relates to any planned maintenance and being more efficient to manage the line.

Sites: NE 1/2 of the NE Quarter of Section 8, Township 5, Range 4. Shickley NE

NE Quarter of the NW Quarter of Section 16, Township 5, Range 3. Shickley, NE (existing site- adding and upgrading)

NE Quarter & Part of SW Quarter of Section 13, Township 5, Range 4. Shickley, NE (existing site- upgrading)

Stuckey moved to close the public hearing, Girmus seconded the motion. Upon roll call, the vote was as follows:

Ayes: Hafer, Stuckey, Girmus, Elznic, Harre

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:35pm.

Hafer moved to recommend to approve the Conditional Use Permit filed by Trailblazer CO2 Pipeline, LLC to construct and update three surface facilities for a mainline shut off station to improve operational capabilities and to increase safety while regulating compression and metering at an aboveground facility to the Fillmore County Board of Supervisors and seconded by Stuckey.

Ayes: Elznic, Hafer, Harre, Girmus Stuckey

Nays: None

Chairman Harre declared the motion carried and the Conditional Use Permit filed by Trailblazer CO2 Pipeline, LLC will be presented to the Fillmore County Board of Supervisors on Tuesday, July 23, 2024.

Discussion:

Trailblazer CO2 Pipeline Company will submit CUP for the east side of Hwy 81 in the next few months.
Businesses along the highway business signs and regulations.

Harre moved to adjourn and Girmus seconded at 8:50PM.

Meeting Adjourned at 8:50PM. Next meeting will be August 19, 2024, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
August 19, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. August 19, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

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

Absent: Kassik, 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.

Vice Chair 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 19,2024 was made Girmus, seconded by Stuckey. Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried: 6-0

Motion to approve minutes from the July 22, 2024, was made by Stuckey seconded by Hafer. Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Discussion:

A motion made by Stuckey, seconded by Girmus for a building permit for an accessory building as the primary build on a lot in Shickley referred to the Village of Shickley Board to discuss and approve/deny permit.

Property described as: Section 12, Township 5, Range 4, Lot 14&15 Block 15- First Addition.

After discussion, Vice Chair R. Noel declared the motion carried and approved 6/0.

Upon roll call, the vote was as follows:

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

Nays: None

Tallgrass CO2 pipeline is working on CUP for the East side of Hwy 81 and public hearing meetings will follow with the proper announcements.

Meeting Adjourned 8:30 PM. Next meeting will be September 16, 2024, pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
October 21, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. October 21, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Elznic, Hafer, Harre, Stuckey, Noel (via phone)

Absent: Kassik, Girmus, Most

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 October 21, 2024- no quorum to approve agenda.

Ayes:

Nays:

Motion to approve meeting minutes from the August 19, 2024- no quorum to approve minutes.

Ayes:

Nays:

Discussion:

Due to no quorum, the agenda and minutes were unable to be approved and only discussions topics were discussed. The Village of Shickley approved the accessory build as the primary nature requested by Todd Gnuse. The Village of Fairmont approved the lot split of the carwash requested by Colton Jacobsen. Tallgrass-Trailblazer Pipeline updated the project construction timeline for the mainline 3 valve stations (Shickley, NE), this is now projected to start November 4th, 2024 and completion within 4 weeks. The Village of Grafton would like to revise the shipping container regulations, this will require public hearing meetings which are not set yet.

Reg Noel joined the meeting via phone to meet quorum for the discussion topic to approve/deny the recommendation for a request to vacate the Zeleny Third Subdivision.

A motion made by Reg Noel, seconded by Stuckey to recommend the request by Diane Zeleny to vacate The Zeleny Third Subdivision to the Fillmore County Board of Supervisors. Property described as: 3.317 acres of the south half of the northeast quarter of Section 24, Township 7, Range 2 west of the 6th principal Meridian, Fillmore County, NE.

After discussion, Chairman Harre declared the motion carried and approved 5/0.

Upon roll call, the vote was as follows:

Ayes: Elznic, Hafer, Harre, Stuckey, Noel

Nays: None

Meeting Adjourned at 8:55 PM. Next meeting will be November 18, 2024, 8:00PM pending agenda items.

**Fillmore County Planning Commission Minutes of Meeting
December 16, 2024**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. December 16, 2024, in Fillmore County East 1320 G St, Geneva NE 68361

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

Absent: Kassik, Stuckey

Also, present: Planning and Zoning Administrator

Notice of the meeting was placed in three public places. 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 October 21, 2024 (no quorum to approve agenda at the Oct. Meeting) and to approve December 16, 2024 agenda, made by Girmus and second by R. Noel. Upon role call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Motion to approve meeting minutes from the August 19, 2024 (no quorum to approve minutes at the Oct. meeting) and October 21, 2024 meeting minutes, made by Most and second by Hafer. Upon role call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 6-0

Discussion:

The Village of Fairmont approved the lot split for William & Amanda Schropfer (29-8-2 East Addition, Block 1, lots 46-50 & 1-10, Fairmont, NE). Tallgrass- Trailblazer Pipeline finalized the re-route by POET by Fairmont, NE. Fillmore County's GIS-gworks, assessors webpage will be changing to Beacon Schneider Corp. at the beginning of the year.

A motion made by Most, seconded by Girmus to recommend the request by Brandon & Sadie Jones to vacate The Jones Subdivision to the Fillmore County Board of Supervisors. Property described as: 4.80 acres located in the southeast quarter of half of Section 14, Township 7, Range 3 west of the 6th principal Meridian, Fillmore County, NE.

After discussion, Chairman Harre declared the motion carried and approved 6-0

Upon roll call, the vote was as follows:

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

Nays: None

Meeting Adjourned at 8:37 PM. Next meeting will be January 20, 2025, 8:00PM pending agenda items.