

## **Fillmore County Planning Commission Minutes of Meeting**

**July 21, 2025**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. July 21, 2025, in Fillmore County East 1320 G St, Geneva NE 68361.

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

**Absent:** Stuckey, Williams

Also, present: Planning and Zoning Administrator, Joes Hoarty, NextEra Energy Resources Rep-Devon Pishalski and Tucker Pearson.

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 21, 2025, made by Girmus, seconded by Noel. Upon roll call vote is as follows:

Ayes: Hafer, Elznic, Harre, Girmus, Noel

Nays: None

Chairman Harre declared motion carried 5-0 (approved)

Motion to approve minutes from June 16, 2025, meeting was made by Noel, seconded by Hafer. Upon roll call vote is as follows:

Ayes: Hafer, Elznic, Harre, Girmus, Noel

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 Jerry & Hannah Kelch to construct an accessory build as a primary build on a residential lot. Property described as Section 20, Township 8, Range 1, Lots 463-466, Original Town, Exeter, NE.

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

Ayes: Hafer, Girmus, Elznic, Harre, Noel

Nays: None

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

Noel moved to recommend and approve the Conditional Use Permit filed by Jerry & Hannah Kelch to the Village of Exeter to construct an accessory build as a primary nature on a residential lot and seconded by Hafer.

Ayes: Elznic, Hafer, Harre, Girmus, Noel

Nays: None

Chairman Harre declared the motion carried and the Conditional Use Permit filed by Jerry & Hannah Kelch to be presented to the Village Board of Exeter, NE on Tuesday, August 12, 2025, at 7:00PM.

**Discussion:**

Zoning Administrator presented the committee with the updated wind and solar farms regulations and ready to move forward to the Board of Supervisors in August. Nextera Energy was present to discuss and provide information regarding the solar farm project. Tiny homes discussion for the Village of Fairmont tabled till the August meeting.

Zoning Administrator presented another accessory build as a primary nature in the Village of Ohiowa. A motion was made by Noel and seconded by Elznic to deny and refer the permit to the Village of Ohiowa Board to discuss and approve/deny permit. Property described as Hector Nunez, Section 8, Township 5, Range 1, Lots 4-6, Block 13, Original Town (residential) Ohiowa, NE.

Ayes: Elznic, Girumus, Harre, Hafer. Noel

Nays: None

Chairman Harre declared the motion carried and the Conditional Use Permit filed by Hector Nunez to be referred to the Village Board of Ohiowa on August 12, 2025, at 7:00PM.

Noel moved to adjourn, and Hafer seconded at 9:25PM.

**Meeting Adjourned at 9:25PM. Next meeting will be August 18, 2025, at 8:00PM pending agenda items.**