

**Fillmore County Planning Commission Minutes of Meeting
July 27, 2026**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 7:00 p.m. July 27, 2026, in Fillmore County Courthouse-Courtroom, 900 G St., Geneva NE 68361

Members present: Elznic, Girmus (7:10pm), Hafer, Harre, Noel, Williams

Absent:

Also, present: Planning and Zoning Administrator- Shaundee Graham.

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 Sharon 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 July 27, 2026, made by Williams, second by Noel

Upon Roll call, vote is as follows:

Ayes: Elznic, Hafer, Harre, Noel, Williams

Nays: None

Chairman declared motion passed 5-0

Motion to approve minutes from June 15th & July 1, 2026, meeting made by Hafer, seconded by Noel

Upon roll call, vote is as follows:

Ayes: Elznic, Hafer, Harre, Noel, Williams

Nays: None

Chairman declared motion passed 5-0

PUBLIC COMMENT

Chairman Harre opened public comment and reminded those present that this item was not a public hearing and was not scheduled for board discussion. This item was presented as an informational and educational presentation by John Hay regarding solar energy.

During public comment, Joe Casey submitted a request that independent environmental and avian migration studies be conducted for the proposed Nextera Energy solar project. The written request was received by the board and has been placed on file with the Zoning Administrator for public inspection. (available for public review through the Zoning Administrator)

The following were present in attendance in reference to the educational solar energy presentation provided by John Hay:

Fillmore County Board of Supervisors: (Ralph Graham, Wade Sluka, Jeff Neiman, Mark Lightwine, Larry Cerny, Kenny Harre) Brian Mumm, John Hay, Joe & Jenny Hoarty, Joe Casey, Doug Hafer, Dorothy Moravec, Kim Becker, Vicki & Gerry Geiger, Steve Heinrichs, Galen Niederklein, Jim Engle, Cody Engle, Rex Mussman, Michelle Tatro, Emmie Dvorak, Aarik Jensen, Nathan Graham, Darrel Hayek, Eric Johnson, Jeff Anderson, Shari Lovegrove, Michael Schoop, Frank Richards, John Janing, Randy & Laura Weaver, Janet Eggers, Pat & Jan OBrien, Ronnie Wilson, Ken Real, Holly Ackland, Alex Shaner, Dan & Penny Aspegren, Tom Ortgies, Ken & Leslie Boswell, Rich & Kay Hughes, Robert Schropfer, Chris Schropfer, John & Kathy Workentine, Yvonne Lemmers, Greg Scellin, Nate & Ashley Hughes, Steve & Ann Kamler, Mike & Brenda Motis, Andrea Cobb, Mike Dennis, Eugene Ulmer, Gerald & Kim Slezak.

Discussion

John Hay, UNL Extension Educator, presented an informational educational program on land development for solar energy. (available for public review through the Zoning Admin.) Following the presentation, Mr. Hay conducted a question- and- answer session with members of the Planning and Zoning Commission and the Board of Supervisors. The next item on the agenda was a variance application filed by Fairview Manor/ Tiny Images requesting a relaxation of the required front yard setback to allow an addition to extend to the existing sidewalk while maintaining the existing parking configuration.

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

The Variance filed by Fairview Manor/ Tiny Images for the relaxation to the Tiny Images Daycare entrance addition at the Fairview Manor, Block 5, Fillmore Addition, Fairmont, NE.

After discussion a motion was made to close hearing by: Noel second by: Williams.

Upon roll call, the vote was as follows:

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

Nays: None

Chairman Harre declared the motion carried and the public hearing was closed at 8:25pm.

Williams moved to recommend the Variance filed by Fairview Manor/ Tiny Images for the front yard setback relaxation to the Village of Fairmont Board, second by Grimus.

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

Nays: None

Chairman Harre declared the motion carried and the Variance filed by Fairview Manor/ Tiny Images for the front yard setback relaxation, permitting the proposed addition to extend to the existing sidewalk. This will not interfere with the existing parking arrangements or negative impact on surrounding property. Zoning Admin. Shaundee Graham will hold public hearing with the Village of Fairmont on August 10, 2026, at 7:00PM.

Continued Discussion

Zoning Admin. Shaundee Graham informed the Committee that John Snow, a renewable energy attorney, is developing and compiling additional information for the planning commission's review and consideration. The work is ongoing and the completed information will be presented when it becomes available. Zoning Administrator thanked the planning commission members for participating in the LB663 webinar and obtaining the required 2 hours of educational credit. The Land Use Toolkit provided by NACO will be a valuable resource. Lastly, Zoning Admin. provided an update regarding current moratoriums in place, including the 6-month moratorium for solar energy and the 24-month moratorium for data centers.

Hafer moved to adjourn the meeting, and Noel second at 8:55PM. Next meeting is scheduled for August 17th, 2026, at 8:00PM.