

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

**August 17, 2026**

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. August 17, 2026, at Fillmore County East Office- Boardroom, Geneva, NE, 68361.

**Members present:** Elznic, Girmus, Hafer, Noel, Stuckey, Williams,

**Absent:** Harre

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. Vice Chairman Noel noted that a current copy of the Nebraska Open Meetings Act was available in the meeting room for public inspection and that the public was informed of its location.

Motion to approve agenda for August 17, 2026, made by Girmus, second by Hafer

Upon Roll call, vote is as follows:

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

Nays: None

Chairman declared motion passed 6-0

Motion to approve minutes from July 27, 2026, meeting made by Williams, seconded by Girmus

Upon roll call, vote is as follows:

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

Nays: None

Chairman declared motion passed 6-0

### **DISCUSSION**

A Fairmont resident, Georgia Schropfer, came before the board regarding a neighboring property line disturbance and structures that may be encroaching across the property line. The Committee discussed possible steps to address the matter, including sending a letter to the property owner identifying the property line, reminding them of the required 3-foot side-yard setback, and advising that any structures require an approved zoning permit.

### **PUBLIC COMMENT**

Vice Chairman R. Noel opened public comment and reminded those present that this item was not a public hearing and was not scheduled for board discussion. Item: Discussion on updating solar regulations.

The following were present in attendance in reference to the solar update.

Bill & Mary Burgess, Tom & Deb Novak, Mitch & Cheryl Hedden, Rick & Kay Hughes, Brad Lauber, Phil Lauber, Brad Lauber Sr, Steve Kamler, Dennis Domeier, Alex Shaner, Devon Pishalski, Doni Harris, Tom & Jodene Lovegrove, Randy & Laura Weaver, Dan & Penny Aspegren, Austin Tatro, Ryan Aspegren, Joe Keenan, Jeff Andrews, Carol Rosenquist, Robert Schropfer, Rex Mussman, Jeff Neiman, Kerry Richards, and Jordan Ackland.

**Public Hearing:** Vice Chairman Ref Noel declared the public hearing open at 8:50pm. The hearing action item was as follows:

Zoning change filed by the Village of Milligan on the property described as Central Addition, Lots 1-4, Block 1 & Lot 1, Block 2, Lots 1-2 & ½ vacated alley, Block 10, Milligan, NE. Current Zoning District: I-2 (heavy industrial) and proposed zoning district R-1 (residential) for the purpose for further housing development.

After discussion a motion was made to close hearing by: Hafer second by: Stuckey

Upon roll call, the vote was as follows:

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

Nays: None

Vice Chairman R. Noel declared the motion carried and the public hearing was closed.

Hafer moved to recommend the Zoning change filed by the Village of Milligan on the property described as Central Addition, Lots 1-4, Block 1 & Lot 1, Block 2, Lots 1-2 & ½ vacated alley, Block 10, Milligan, NE. Current Zoning District: I-2 (heavy industrial) and proposed zoning district R-1 (residential) for the purpose for further housing development to the Village of Milligan Board, Second by Williams.

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

Nays: None

Vice Chairman R. Noel declared the motion carried to recommend the Zoning change filed by the Village of Milligan on the property described as Central Addition, Lots 1-4, Block 1 & Lot 1, Block 2, Lots 1-2 & ½ vacated alley, Block 10, Milligan, NE. Current zoning district: I-2 (heavy industrial) and proposed zoning district R-1 (residential) for the purpose for further housing development. Zoning Admin. Shaundee Graham will hold public hearing with the Village of Milligan on September 15, 2026, at 8:00PM.

### **Continued Discussion**

Zoning Admin. Shaundee Graham informed the Committee that John Snow, a renewable energy attorney, provided the first draft of the proposed regulations for the Committee's review and consideration. Several questions were raised regarding specific provisions, and the committee requested additional references and supporting information. The Committee will need additional time to review and digest the draft before further discussion can take place. Lynn Yates answered questions regarding groundwater permitting requirements and procedures through the NRD.

Williams moved to adjourn the meeting, and Girmus second at 9:30PM. Next meeting is scheduled for September 21<sup>st</sup>, 2026, at 8:00PM.