



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting April 16, 2018

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. April 16, 2018 in Fillmore County East (Old Clinic) in Geneva, Nebraska.

Members present: Harre, Elznic, Girmus, Most, Stuckey, Hafer, Noel (8:05), Kassik (8:05)
Also, present: Planning and Zoning Administrator- Jennifer Slezak.

Notice of the meeting was given by publication. A copy of the publication is on file in the Zoning office. All proceedings hereinafter shown were taken while the convened meeting was open to the public. Secretary Sharon Elznic, was present to record the minutes of the meeting.

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 April 16, 2018 made by Girmus, Second by Hafer.

Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

Motion to approve minutes March 19, 2018 meeting minutes made by Noel, seconded by Hafer.

Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

8:00 Public Hearing

Proposed amendment to the Exeter Zoning Regulations governing the following:

3.3 DEFINITIONS section 3.3.05 BUILDING HEIGHT to read "shall mean the vertical distance above grade to the highest point of the roof, measured from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance at the exterior wall of the building."

5.3 R Residential District section 5.3.06 HEIGHT AND AREA REGULATIONS amending the maximum height for Accessory Uses to 25'****.

****Sidewalls should not exceed 17 feet in height.

5.4 R-1 Residential District section 5.4.06 HEIGHT AND AREA REGULATIONS amending the maximum height for Accessory Uses to 25'****

****Sidewalls should not exceed 17 feet in height.

5.5 R-2 Residential District section 5.5.06 HEIGHT AND AREA REGULATIONS amending the maximum height for Accessory Uses to 25'****

****Sidewalls should not exceed 17 feet in height.

9.6 ACCESSORY BUILDINGS adding "Accessory buildings located in the residential districts shall not have sidewalls that exceed 17 feet in height and" shall be constructed of materials similar to the principle residential use

After discussion motion to close the public hearing at 8:15 was made by Hafer, seconded by Girmus.

Upon roll call, vote is as follows:

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

Nays: None



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Chairman Harre declared motion carried 8-0

Motion by made by Most, seconded by Stuckey to recommend approval of the Proposed amendment to the Exeter Zoning Regulations governing the following:

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9.6 ACCESSORY BUILDINGS adding “Accessory buildings located in the residential districts shall not have sidewalls that exceed 17 feet in height and” shall be constructed of materials similar to the principle residential use

Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion carried 8-0

Discussion on Dale Elznic house setback

The board discussed the house setbacks on Elznic farm west of Strang on Hwy 74. Minimum set back requirements are 25ft from the right of way. They are currently 40ft from the right of way marker at the west driveway.

Motion duly made to adjourn at 8:25 pm, the next meeting will be May 21, 2018 at 8:00pm