



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting June 18, 2018

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. June 18, 2018 in Fillmore County East (Old Clinic) in Geneva, Nebraska. 1320 G St, Geneva NE 68361

Members present: Elznic, Harre, Most, Stuckey, Girmus, Kassik

Absent: Noel, Hafer

Also, present: Planning and Zoning Administrator- Jennifer Slezak, Chris Grant, Dan Risseeuw, Jeff Neiman, Howard Lefler, Alan Janzen, Larry Cerny, Butch Long, Elizabeth Long, Merle Noel.

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 June 18, 2018 made by Girmus, Second by Stuckey.

Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

Motion to approve minutes May 21, 2018 meeting minutes made by Stuckey, seconded by Hafer.

Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

8:05 Public Hearing

Zoning Change filed by Peter York on the property described as:

Original Town lots 307-308 Fairmont NE 68354 (9th and D St)

Current Owner: Peter York

Current Zoning: R-1 Residential

Proposed Zoning: I-2 Heavy Industrial

This property was accidentally changed to R-1 from C-2 when the new maps were adopted. After speaking with JEO Consulting we need to go through the zoning change process to change back. Since there is no other C-2 in the area changing to C-2 would be a spot zone, but the property is connected to I-2 so changing I-2 is OK.

After discussion, motion to close the public hearing at 8:15 was made by Most, Seconded by Stuckey.

Upon roll call vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

Motion to approve the Zoning Change filed by Peter York on the property described as:

Original Town lots 307-308 Fairmont NE 68354 (9th and D St)

Current Owner: Peter York

Current Zoning: R-1 Residential

Proposed Zoning: I-2 Heavy Industrial

Made by Stuckey, seconded by Kassik.

Upon Roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0



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8:20 Public Hearing

Conditional Use Permit filed by Alan Janzen, Circle Five Feed yards

To expand the current operation an additional 2,500 hd of cattle, totaling 8,500 hd with a confinement barn on the property described as:

Part of the NW ¼ lying south of HWY 6 and all of the SW ¼ of Section 25, Township 8 North, Randy 3 West of the 6th P.M. Fillmore County Nebraska

Current Owner: Alan Janzen, Circle Five Feed Yards INC

Along with the Planning Commission and Zoning Admin, individuals present for the hearing were- Chris Grant, Dan Risseeuw, Jeff Neiman, Howard Lefler, Alan Janzen, Larry Cerny, Butch Long, Elizabeth Long, Merle Noel.

Public concerns were about smell and the aquafer. The confinement building will have a 12ft deep pit below it that will collect all waste where is will than be hauled out.

After discussion a motion to close the public hearing at 8:45 was made by Girmus, seconded by Stuckey

Upon roll call, vote is as follows:

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

Nays: None

Chairman Harre declared motion passed 6-0

Motion to approve by Most, seconded by Kassik the **Conditional Use Permit filed by Alan Janzen, Circle Five Feed yards** to expand the current operation an additional 2,500 hd of cattle, totaling 8,500 hd with a confinement barn on the property described as:

Part of the NW ¼ lying south of HWY 6 and all of the SW ¼ of Section 25, Township 8 North, Randy 3 West of the 6th P.M. Fillmore County Nebraska

Current Owner: Alan Janzen, Circle Five Feed Yards INC

Upon roll call, vote is as follows:

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

Nays: None

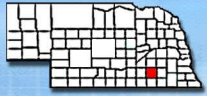
Chairman Harre declared motion carried 6-0

-Schoenholz Subdivision 3.35acres

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SIXTH P.M., FILLMORE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S89°44'32"E (ASSUMED BEARING) ON THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 478.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°44'32"E ON SAID NORTH LINE, A DISTANCE OF 50.00 FEET; THENCE S00°25'07"W, PARALLEL WITH AND 50.00 FEET DISTANT FROM THE EAST LINE OF TRACTS OF LAND CONVEYED TO THE BELLE PRAIRIE CEMETERY ASSOCIATION BY WARRANTY DEEDS FILED IN BOOK 9, PAGE 155 AND BOOK 19, PAGE 41, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FILLMORE COUNTY, NEBRASKA AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 550.00 FEET; THENCE S89°44'32"E, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 40.00 FEET; THENCE S00°25'07"W, A DISTANCE OF 440.00 FEET; THENCE N89°44'32"W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 162.07 FEET; THENCE N14°08'12"W, A DISTANCE OF 229.87 FEET; THENCE N66°41'21"W, A DISTANCE OF 238.30 FEET; THENCE N61°03'43"E, A DISTANCE OF 400.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACTS; THENCE N00°25'07"E ON SAID EAST LINE, A DISTANCE OF 445.50 FEET TO THE NORTHEAST CORNER OF SAID PREVIOUSLY DESCRIBED TRACTS; THENCE CONTINUING N00°25'07"E ON THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.35 ACRES, MORE OR LESS.

Motion to approve Schoenholz subdivision made by Most, seconded by Girmus

Upon roll call, vote is as follows:



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

Nays: None

Chairman Harre declared motion carried 6-0

Discussion: The committee discussed the progress of the cement batch plant by Strang.

Meeting dually adjourned at 8:50

Next meeting is July 16, 2018 at 8:00pm