

Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting December 17, 2018

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. December 17, 2018 in Fillmore County East in Geneva, Nebraska. 1320 G St, Geneva NE 68361

Members present: Harre, Elznic, Most, Hafer, Stuckey

Absent: Kassik, Girmus, Noel

Also, present: Planning and Zoning Administrator- Jennifer Slezak, Jeff Timmermans

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 December 17, 2018 made by Girmus, second by Noel.

upon Roll call, vote is as follows:

Ayes: Hafer, Most, Elznic, Harre, Stuckey

Nays: None

Chairman declared motion passed 5-0

Motion to approve minutes from October 15, 2018 meeting made by Most, seconded by Hafer

Upon roll call, vote is as follows:

Ayes: Most, Elznic, Hafer, Stuckey, Harre

Nays: None

Chairman declared motion passed 5-0

8:05 PUBLIC HEARING ZONING CHANGE

- Said hearing is for a Zoning Change filed by Jeff Timmermans on the property described as West half of lots 3-5 E ½ of the vacated alley adjacent to lots 3-5 Reals Addition Grafton NE. Current Zoning: Residential R-1 Proposed Zoning: Highway Commercial C-2

Jeff informed the committee that his plans are to open an antique and furniture refurbishing business. It will be a new construction building. A portion of the building will be a workshop.

Motion to close the hearing at 8:30 was made by Hafer, seconded by Stuckey.

Upon roll call, vote is as follows:

Ayes: Stuckey, Hafer, Most, Elznic, Harre

Nays: None

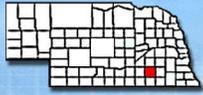
Chairman declared motion passed 5-0

Motion to recommend for approval to the Village Board of Grafton was made by Hafer, Second by Most.

Upon roll call, vote is as follows:

Ayes: Hafer, Most, Stuckey, Elznic, Harre

Chairman declared motion carried 5-0



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DISCUSSION REGARDING HYDROGEN WELL WEST OF GENEVA

- National Hydrogen Energy LLC has a temporary testing location west of Geneva and is signing up other landowners in the event they find hydrogen. Fillmore Co currently does not have any regulations regarding hydrogen wells. Zoning Administrator will contact JEO for guidance.

DISUCSSION REGARDING 3 ACRE SUBDIVISION WAIVERS

- The question has come up as to whether or not a property owner is allowed to build additional buildings on a parcel that received a waiver of 3 acres from the County. When receiving a waiver, it is creating a non-conforming parcel, therefor additional buildings are not allowed because it increases the degree of non-conformity.

DISCUSSION REGARDING COMPLAINT OF MANURE STOCK PILING

- P&Z admin informed the committee that there was a complaint of manure stock piling. According to section 5.1.06 disposing of any confinement of feedlot waste on land other than the property upon the confinement or feedlot is located is subject to a permit. The property owner was contacted and the issue is resolved.

Meeting adjourned at 8:45 p.m.

Next meeting is scheduled for Tuesday, January 22, 2019