



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting March 15, 2021

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. March 15, 2021 in Fillmore County East 1320 G St, Geneva NE 68361

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

Absent: Kassik, Most, Noel

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 recorded 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 March 15, 2021 made by Stuckey, seconded by Hafer. Upon roll call, vote is as follows:

Ayes: Girmus, Hafer, Elznic, Stuckey, Harre

Nays: None

Chairman declared motion carried 5-0

Motion to approve February 22, 2012 meeting minutes made by Elznic, seconded by Girmus. Upon roll call, vote is as follows:

Ayes: Stuckey, Girmus, Hafer, Elznic, Hafer

Nays: None

Chairman declared motion carried 6-0

8:00 Public Hearing Amendment to the Fillmore County Zoning Regulations

Section 3.3.48 Sight Triangle, 5.1.09 Minimum Yard Requirements 5.2.08 Minimum Yard Requirements

After discussion and no public in attendance Motion to close hearing was made by Hafer, seconded by Stuckey.

Upon roll call vote is as follows:

Ayes: Stuckey, Girmus, Hafer, Elznic, Harre

Nays: None

Chairman declared motion carried 5-0

Motion to recommend the following changes to the Fillmore County Board of Supervisors on the Fillmore County Zoning regulations:

5.1.09 Minimum Yard Requirements

There shall be a setback of one hundred fifty (150) feet measured from the center of the intersection each way sighted across; forming a triangle. No buildings or trees shall be allowed in this area.

5.2.08 Minimum Yard Requirements

There shall be a setback of one hundred (150) feet measured from the center of the intersection each way sighted across; forming a triangle. No buildings or trees shall be allowed in this area.

made by Stuckey, seconded by Girmus. Upon roll call, vote is as follows:

Ayes: Girmus, Hafer, Stuckey, Elznic, Harre

Nays: None

Chairman declared motion carried 5-0

8:10 Public Hearing Amendment to the Fairmont Zoning Ordinance



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Section 9.6 Accessory Building and Section 9.7 Accessory Building Primary Nature

After discussion and no public in attendance motion to close hearing was made by Stuckey, seconded by Girmus. Upon roll call, vote is as follows:
Ayes: Girmus, Hafer, Stuckey, Elznic, Harre
Nays: None
Chairman declared motion carried 5-0

Motion to recommend the following changes to the Fairmont Zoning ordinance

9.6 Accessory Building

...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 **including colored metal siding and roofing, except that vertical metal wall panels shall not be used.** (Ord. No. 13-489, Nov. 12, 2013). Structures over 1,200 sq ft shall include a minimum 12-inch and maximum 36-inch overhang/eave with a fascia and soffit.

9.7 Accessory Building Primary Nature

...Such structures shall be constructed of materials customarily used in residential construction, including colored metal siding and roofing, **but shall not include vertical metal wall panels.** (Ord. No. 13-489, Nov. 12, 2013). Structures over 1,200sq ft shall include a minimum 12-inch and maximum 36-inch overhang/eave with a fascia and soffit. Any modifications from these requirements must be reviewed and approved through the conditional use permit process.

Made by Hafer, seconded by Stuckey. Upon roll call, vote is as follows:
Ayes: Girmus, Stuckey, Hafer, Elznic, Harre
Nays: None
Chairman declared motion carried 5-0

Saltzman Subdivision

After discussion, a motion was made by Stuckey, seconded by Girmus to approve the Saltzman Subdivision 3.018 acres located in the SW ¼ Section 5 Township 5 Range 3 West of the 6th P.M. Fillmore County NE

Upon roll call, vote is as follows:
Ayes: Hafer, Girmus, Elznic, Stuckey, Harre
Nays: None
Chairman declared motion carried 5-0

Meeting Adjourned at 9:00PM. Next Meeting is April 19, 2021 at 8:00PM