

Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting May 17, 2021

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. May 17, 2021 in Fillmore County East 1320 G St, Geneva NE 68361

Members present: Elznic, Most, R.Noel, Stuckey, Girmus, Kassik, Hafer

Absent: Harre

Also, present: Planning and Zoning Administrator and Derek Axline

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.

Vice Chairman R.Noel noted that the public meeting guidelines are posted as required by law and available for public distribution if requested.

Motion to approve agenda for May 17, 2021 made by Most, seconded by Girmus. Upon roll call, vote is as follows:

Ayes: Stuckey, Girmus, Kassik, R. Noel, Most, Elznic, Hafer

Nays: None

Vice Chair Noel declared motion carried 7-0

Motion to approve minutes from the April 19, 2021 meeting was made by Hafer, seconded by Kassik. Upon roll call vote is as follows:

Ayes: Kassik, Girmus, Stuckey, R.Noel, Hafer, Most, Elznic

Vice Chair Noel declared motion carried 7-0

8:05 – Public Hearing Zoning Change- Exeter

Requested Zoning Change on 1.96 acre parcel located in part of the SW corner of the NE ¼ of 20-8-1 (within city limits) Property address: 221 W N Boundary Ave.

Current parcel has a dilapidated farmstead with home, buildings, campers and overgrown trees. Applicant is clearing lot and burning home. NE corner of the section is farmers coop site. Zoning Administrator Jennifer Slezak reported one phone call regarding the site. Individual was curious of the plans as they saw the Zoning Action sign. With no opposition and no public comment, a motion to close the public hearing at 8:15 was made by Girmus and seconded by Stuckey.

Upon roll call the vote is as follows:

Ayes: Kassik, Girmus, Stuckey, Hafer, Elznic, Most, R. Noel

Nays: None

Vice Chairman Noel declared motion carried 7-0

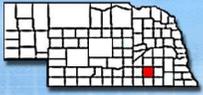
Motion to recommend approval of the Zoning Change on 1.96 acre parcel located in part of the SW corner of the NE ¼ of 20-8-1 (within city limits) Property address: 221 W N Boundary Ave. was made by R.Noel and seconded by Hafer.

Upon roll call vote is as follows:

Ayes: Stuckey, Girmus, Kassik, R.Noel, Most, Elznic, Hafer

Nays: None

Vice Chair Noel declared motion carried 7-0



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Discussion on Events Venues

Zoning Admin Jennifer Slezak informed the committee that she received an application for an Events Venue located in an AG-1 Zoned district. Fillmore County currently does not have Events Venues as an allowed use in the regulations. Slezak reached out to NPZA group and responses concluded that other counties allow under as a conditional use in AG zoned districts. The Planning Committee will hold a public hearing to amend regulations at the June 21, 2021 meeting.

Discussion on pivot point intersection setbacks

Zoning Admin Jennifer Slezak informed the Committee that at the public hearing with the county board of supervisors for the intersection setbacks it was requested that the Planning Commission come up with a separate setback distance for pivot pads/points at intersections. As the Supervisors feel pivot pads/points do not obstruct visibility the same way a solid structure does. After discussion the Committee determined 75ft measured from intersection sighted across; forming a triangle. A public hearing will be held at the June 21, 2021 for an amendment to the zoning regulations on the subject matter.

Meeting Adjourned at 8:45PM. Next Meeting is June 21, 2021 at 8:00PM