



Fillmore County Planning and Zoning Minutes



Fillmore County Planning Commission Minutes of Meeting June 21, 2021

The Fillmore County Planning Commission convened, as required by statute, in open and public session at 8:00 p.m. June 21, 2021 in Fillmore County East 1320 G St, Geneva NE 68361

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

Absent: Most, Kassik

Also, present: Planning and Zoning Administrator and Melissa and Lee Hanthorn

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 June 21, 2021 made by Girmus, seconded by Stuckey Upon roll call, vote is as follows:

Ayes: Stuckey, Girmus, Hafer, R.Noel, Elznic, Harre

Nays: None

Chairman Noel declared motion carried 6-0

Motion to approve minutes from the May 17, 2021 meeting was made by Stuckey, seconded by Hafer. Upon roll call vote is as follows:

Ayes: Hafer, R.Noel, Elznic, Stuckey, Girmus, Harre

Chairman Noel declared motion carried 6-0

8:05 – Public Hearing Fillmore County Zoning Amendment

Proposed Amendment to Section 5.1.04 and 5.2.04 Conditional Uses in AG1 and AG2 Zoning Districts. Zoning Admin Jennifer Slezak reached out to NPZA members and Washington Co Zoning admin who recently added this as Conditional Use to Washington Co regulations as well. There were no concerns.

After discussion regarding adding events venues to the AG1 and AG2 Zoning districts as a Conditional Use and no public comments of opposition a motion to close the public hearing at 8:15 was made by Stuckey,

Seconded by Girmus. Upon roll call, vote is as follows:

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

Nays: None

Chairman declared motion carried 6-0

A motion to approve the recommendation was made by Hafer, seconded by R. Noel to the Fillmore County Board of supervisors to add the following to the Fillmore County Zoning Regulations:

Section 5.1.04 (ADD) 19. Event Venue including but not limited to; banquets, meetings, weddings, anniversaries, and other similar gatherings.

Section 5.2.04 (ADD) 13. Event Venue including but not limited to; banquets, meetings, weddings, anniversaries, and other similar gatherings.

Upon roll call, vote is as follows:

Ayes: Elznic, R.Noel, Hafer, Girmus, Stuckey, Harre

Nays: none

Charmain declared motion carried 6-0

8:15- Public Hearing Conditional Use Permit

Filed by Melissa and Lee Hanthorn for an Events Venues located at 2119 Road 4 Grafton Ne NW 22-8-4

Melissa and Lee were present to discuss plans for the Events Venue. The property is 2.5 miles west of Grafton on Hwy 6 and 2 miles North. All paved or gravel roads leading to the site. They are currently renovating the home on the farm and that will serve as a bed and breakfast type facility for events/weddings mainly. An



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addition will be made to the main barn on the property to serve as the venue site with parking on the north side of the house.

After discussion and no public attendance regarding the Conditional use permit a motion to close the public hearing at 8:22 was made by R.Noel, seconded by Girmus. Upon roll call vote is as follows:

Ayes: Girmus, Stuckey, Hafer, Elznic, R.Noel, Harre

Nays: None

Chairman declared motion carried 6-0

Motion to approve the recommendation to the Fillmore County board of Supervisors for a Conditional Use permit filed by Melissa and Lee Hanthorn for an events venue at 2119 Road 4 Grafton Ne AG-1 was made by

Girmus, seconded by R.Noel. Upon roll call vote is as follows:

Ayes: Stuckey, Girmus, Hafer, R. Noel, Elznic, Harre

Nays: None

Chairman declared motion carried 6-0

8:25 Public Hearing Fillmore County Zoning Reg Amendment

9.21 Irrigation Pivot Points and Stops

Zoning admin Jennifer Slezak reached out to surrounding counties to compare regulations. Thayer county does not do permits for irrigation/pivots and they are allowed in site triangles. Saline County's setback for pivots located at intersection is 42.5ft measured at ROW. Proposed setback for Fillmore County is 75ft measured from the intersection sighted across forming a triangle. After discussion and no public attendance regarding the subject a motion to close the hearing at 8:35 was made by Harre, Seconded by

Girmus. Upon roll call, vote is as follows:

Ayes: Stuckey, Girmus, Hafer, R. Noel, Elznic, Harre

Nays: None

Chairman declared motion carried 6-0

A motion for a recommendation of approval to the Fillmore County board of supervisors as made by Stuckey seconded by Hafer for the following amendment to section 9.21 Irrigation Pivot Points and Stops

Add item #3-Pivot points on all new pivots located at or near county road intersections shall follow a site distance setback of seventy-five (75) feet measured from the center of the intersection sighted across; forming a triangle.

Upon roll call, vote is as follows:

Ayes: Hafer, Girmus, R.Noel, Stuckey, Elznic, Harre

Nays: None

Chairman declared motion carried 6-0

Luzum Subdivision

6.13 acres located in the SW Quarter of 34-7-1 West of the 6th P.M. Fillmore County, Nebraska

Subdivision is located on an unimproved road. Before a residential dwelling can be permitted an agreement will need to be made with the county.

Motion to approve the Luzum subdivision was made by Girmus, Seconded by Hafer.

Upon roll call vote is as follows:

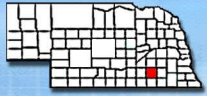
Ayes: Stuckey, Girmus, Hafer, R.Noel, Elznic Harre

Nays: none

Chairman declared motion carried 6-0

Correspondence

A packet of information that was dropped off by Sondra and Terry Backstrom titled "Guide to Fight the 30x30 land Grab" was distributed to the Planning Commission.



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Meeting Adjourned at 8:45PM. Next Meeting is July 19, 2021 at 8:00PM