



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING November 16, 2016

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of November, 2016 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 p.m. The open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the notice of meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 6 members present: Jeff Christensen, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Dave Sack & Terry Spilinek. Absent were Daryl Anderson, Randy Kauk and Ron Kulwicki. Also present were Cheri Klinginsmith Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary. Members of the public present were Mindi and Chad Seyler.

The agenda and minutes were mailed to the board members prior to the meeting. A motion was made by Ken Kozisek and seconded by Chris Kosmicki to approve the minutes from the October 19, 2016 meeting. The motion was carried by unanimous voice vote.

Old business was discussed. Administrator Klinginsmith flagged the areas that Shayne Bader is allowed to spread on and let the board know where he will be stockpiling. She also met with Bob Smith, the representative from Chamness Technology last week. He stated that he does not like to stockpile within 1 mile of a residence, to avoid complaints but since it was approved to have a quarter mile setback he will honor that. There was no other old business.

At 8:05 P.M. the Public Hearing regarding Leanin' Tree Ranch Subdivision was opened. Administrator Klinginsmith read the notice of public hearing. This Single Lot Subdivision application was submitted by Thomas G Cornwell. The Subdivision consists of 9.90 +/- acres located in the NE ¼ of Section 32, Township 13N, Range 9W of the 6th P.M. in Howard County. Mindi and Chad Seyler were present to represent this request. Mindi stated that they are asking to subdivide this property to build a house. They will purchase the entire property consisting of 21.94 acres and the existing house will remain occupied. There was no opposing testimony. The public hearing was closed. Administrator Klinginsmith stated that it meets all of the requirements. A motion was made by Jeff Christensen and seconded by Ken Kozisek to approve the Leanin' Tree Ranch Subdivision. Finding of Fact attached.

Next on the agenda was discussion regarding an additional dwelling as an accessory use in the A-1 zoning district. Larry Kosmicki of St. Libory called the office and asked if he could move in a trailer house for his son to live in. He owns 30 acres and his son farms with him. Chairman Spilinek suggested that Administrator Klinginsmith ask him if they can prove that he is farming and his son is farming with him. If so it would be appropriate to have an additional dwelling for his son who is part of the farming operation. The trailer house would need to be on a permanent foundation with a septic tank. The board agreed.



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Finally we discussed Adjoining land purchases. Janet Hruza called to inquire about selling a pivot corner to Dan Leo. Chairman Spilinek stated that the land is connected at the tip but it is not really adjoining. Therefore a subdivision would be required to sell the land. The board agreed.

At 7:30 P.M. Jack Reimers made and motion to adjourn and Jeff Christensen seconded. The next meeting is tentatively scheduled for January 18th at 7:00 P.M.

Nancy Usasz, Secretary