



# Howard Planning and Zoning Minutes



## MINUTES

### HOWARD COUNTY PLANNING & ZONING

January 18, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18<sup>th</sup> day of January, 2017 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 7 members present: Jeff Christensen, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Randy Kauk, Daryl Anderson & Terry Spilinek. Absent were Dave Sack and Ron Kulwicki. Also present were Cherri Klinginsmith Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary. Members of the public present were Shayne Bader and Ron Woitasczewski.

The Agenda and Minutes were emailed to the Board Members prior to the meeting. A motion was made by Jeff Christensen and seconded by Chris Kosmicki to approve the minutes of the November 16, 2016 meeting. The motion carried on unanimous voice vote.

The zoning board was given a copy of the agenda for the 2016 Annual Planning & Zoning Conference to be held in Kearney, March 8-10, 2017. If any members are interested in attending the sessions, they need to let Cherri know.

At 7:05 p.m. the election of officers was discussed. Jeff Christensen made a motion to elect Terry Spilinek as Chairman. Ken Kozisek seconded the motion and the motion carried by unanimous voice vote. Jeff Christensen made a motion to elect Jack Reimers as Vice-Chairman. Ken Kozisek seconded the motion and the motion carried by unanimous voice vote. Chris Kosmicki made a motion to elect Daryl Anderson as Secretary. Ken Kozisek seconded the motion and the motion carried by unanimous voice vote. Terry Spilinek, Ron Kulwicki & Randy Kauk were reappointed for another term.

Next on the Agenda was Discussion on Seasonal Dwellings. Administrator Klinginsmith was asking for clarification on whether or not we needed to change our regulations. Currently in A-1, A-2 and A-3 Zoning district the regulations state that a maximum of two seasonal dwellings are permitted per quarter section. (A-3, Section 9: Supplementary Regulations). Ron Woitasczewski would like to build a cabin on his property by Dannebrog. About 3 acres of the property is located in section 14-13-11W and the rest is in section 15-13-11W. He would like to build the cabin on the three acre piece of Section 14-13-11W which already has 2 cabins located in the quarter. Ron would like to build in this location due to the view of the river. Randy Kauk stated that he thought the original reason they put two seasonal dwellings per quarter in the regulations was to protect the view of the North Loup River in Howard County. After much discussion the board decided that it would be best if this was brought before the Variance Board of Adjustments.

Next on the agenda was discussion on a Composting site for Commercial Biodegradable Material. Shayne Bader was in attendance to present his idea. He would like to use paunch and manure to make compost. It will be rolled weekly until it reaches 150 degrees for compost. The length of the process depends on the weather. It can take two weeks to one month. The board asked if this process has been proven. Shayne stated JBS has a test site at the Ordnance Plant in Grand Island and he took a sample and found it is high in Nitrogen. The sample is a combination of 3 products: Paunch, Grit & Belt. The DEQ does not require a permit for this



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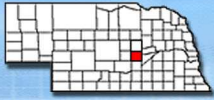
unless you store more than 1000 cubic yards in one spot which would be approximately 50 loads. There was some concern with odor, Shayne stated that he did not feel the test site had an odor any worse than manure. The board would like administrator Klinginsmith to research this further and discuss it at a later time. Shayne stated that he would like to wait until his current Conditional Use Permit expires to pursue this.

Next on the agenda was discussion on large storage containers and tiny homes. Administrator Klinginsmith was asking for thoughts from the board on whether or not large storage containers need a Zoning Permit. The Board agreed that they do not need a permit to place a large storage container on their property unless they plan to use it as a dwelling, however it does need to meet proper setbacks. Administrator Klinginsmith informed the board that in our regulations we do not allow tiny homes (less than 900 square feet) in villages, and wanted to clarify if we could allow them in rural areas. The board agreed that as long as they are on a permanent foundation with proper sewer it does not matter the size.

With there being no further business a motion was made by Jeff Christensen and seconded by Daryl Anderson to Adjourn. The next meeting is tentatively scheduled for February 15, 2017 at 7:00 p.m.

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Nancy Usasz, Secretary



# Howard Planning and Zoning Minutes



**MINUTES  
HOWARD COUNTY  
VARIANCE BOARD OF ADJUSTMENT  
January 18, 2017**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 18<sup>th</sup> day of January, 2017 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 6:30 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 in the Howard County Clerk's office.

Roll call showed 6 members present: Mike Nelson, Terry Spilinek, Chad Donscheski, Fred Meyer, Gary Craig and Janet Thomsen. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, and Nancy Usasz, Secretary.

The agenda and minutes were emailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Fred Meyer and seconded by Janet Thomsen to approve the minutes of the April 20, 2016 meeting. The motion carried on unanimous voice vote.

At 6:35 p.m. the election of officers was discussed. Gary Craig made a motion to elect Mike Nelson as Chairman. Janet Thomsen seconded the motion and the motion carried by unanimous voice vote. Terry Spilinek made a motion to elect Fred Meyer as Vice-Chairman. Chad Donscheski seconded the motion and the motion carried by unanimous voice vote. Fred Meyer made a motion to elect Gary Craig as Secretary. Terry Spilinek seconded the motion and the motion carried by unanimous voice vote.

Mike Nelson reappointed for another term. Mike Nelson advised the board that he looked for someone to take his place on the board and was unsuccessful but he will still look. If he finds someone, he would like to step down and Fred Meyer will become chairman.

With there being no further business the meeting adjourned at 6:40 PM.

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Nancy Usasz, Secretary