



# Howard Planning and Zoning Minutes



**MINUTES  
HOWARD COUNTY  
VARIANCE BOARD OF ADJUSTMENT  
February 15, 2017**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 15<sup>th</sup> day of February, 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 5 members present: Mike Nelson, Terry Spilinek, Fred Meyer, Gary Craig and Janet Thomsen. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, and Nancy Usasz, Secretary and Dave Schroeder, Howard County Attorney. Members of the public present were Ron Woitaszewski.

The agenda and minutes were mailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Fred Meyer and seconded by Terry Spilinek to approve the minutes of the January 18, 2017 meeting. The motion carried on unanimous voice vote.

At 6:35 p.m. the public hearing was opened to allow a seasonal dwelling to be built in section 14 Township 13 Range 11W where there are already two seasonal dwellings in the quarter section. Ron Woitaszewski was in attendance to present his request. Ron stated that he is asking for a Variance to build a seasonal cabin. The property is located in sections 14 and 15. This piece of property was sold to the previous land owner due to a deep creek making it impossible to cross. The only access is through section 15. If he were to build the cabin 100 feet west it would be allowed. He is asking for the variance because building the cabin in Section 14 would give him a better view of the river. Administrator Klinginsmith spoke with Ron Vonderohe, neighboring land owner and he does not have a problem with Mr. Woitaszewski building another cabin in the quarter section. There was no opposing testimony. The public hearing was closed. Fred Meyer stated that he does not have a problem with granting this variance due to the fact that the property is land locked and it has been part of the parcel for many years. Fred Meyer made a motion to grant the Variance and allow Ron Woitaszewski to build a cabin in section 14. The motion was seconded by Janet Thomsen and was carried by 5-0 vote. Finding of Fact attached.

At 6:50 Janet Thomsen made a motion to adjourn the meeting and Fred Meyer Seconded the motion.

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Nancy Usasz, Secretary



# Howard Planning and Zoning Minutes



## MINUTES

### HOWARD COUNTY PLANNING & ZONING

February 15, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15<sup>th</sup> day of February, 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, Daryl Anderson & Terry Spilinek and Dave Sack. Absent were Randy Kauk and Ron Kulwicki. Also present were Cherri Klinginsmith Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary.

The Agenda and Minutes were mailed to the Board Members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Jeff Christensen to approve the minutes of the January 18, 2016 meeting. The motion carried on unanimous voice vote.

Old business was discussed. Administrator Klinginsmith informed the board that Shane Bader is still waiting for delivery of the commercial biodegradable waste and he is hoping to have it started in March.

Next of the agenda was a discussion with Tom & Leigh Busch on Elderly Housing. Tom and Leigh Busch were not in attendance to visit with the board. The Board stated that they feel the best option for them would be to apply for a Variance because their request for elderly housing is not allowed per the current Zoning Regulations due to the property being less than 20 acres and it is located within an odor footprint.

Next discussion was regarding Truck wash outs. Janet Thomsen with the road department discovered that Shayne Bader's trucking company was washing out their side dump trailer on the County Road, causing it to get torn up and making a mess of it. Administrator Klinginsmith stated that she called Shayne and if his trucks are caught washing out where run off of manure is running into the ditch, she will have to shut him down. Our regulations state that you cannot put manure in a road ditch or road right away. You also cannot have runoff to a stream. Administrator Klinginsmith will do some research regarding Truck wash outs in the Hall County minutes and review the DEQ regulations and inform the board at the next meeting.

Dave Sack made a motion to adjourn and Jeff Christensen seconded the motion. The next meeting is tentatively scheduled for March 15, 2017 at 8:00 p.m.

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Nancy Usasz, Secretary