

Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING March 15, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th day of March, 2017 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 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 8 members present: Jeff Christensen, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Daryl Anderson, Ron Kulwicki, Terry Spilinek and Dave Sack. Randy Kauk was absent. Also present were Cherri Klinginsmith Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary. Members of the public present were Theresa Nealon, Taylor Nealon, Lu Wroblewski, Don (Dominic) Wroblewski and Fred Meyer.

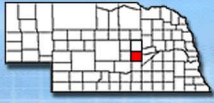
The Agenda and Minutes were mailed to the Board Members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Ken Kozisek to approve the minutes of the February 15, 2016 meeting. The motion carried on unanimous voice vote.

Old Business was discussed. Administrator Klinginsmith informed the board that Shayne Bader will begin hauling the waste on the 15th of March and he plans to spread it as it is delivered instead of stockpiling since it is so close to planting season. Mr. Bader also stated that his dad is interested in doing the same thing on his land in Howard County. Administrator Klinginsmith stated that she emailed him a Conditional Use Permit Application.

At 8:05 pm a Public Hearing was opened regarding Parker Acres Subdivision. This is a single lot subdivision located in the N ½ of the NE ¼ of Section 20 Township 15 Range 10. Administrator Klinginsmith stated that the public hearing will be postponed until April because letters were not sent out to adjoining land owners. The public hearing was closed.

A discussion was had on a second residence in Section 19, township 14, Range 9. This is a piece of land near the Sherman Howard County Line, off of Yutan Road and south at Highway 92 along 10th Ave. Don Wroblewski owns 266 acres in the section. Taylor Nealon would like to purchase five acres from her grandparents to subdivide and build a house. Administrator Klinginsmith asked for the board's opinion. Currently there is one other residence in the quarter which is Tim Duester. The concern is what will happen down the road if Tim Duester wants to sell his building site as a non-farming residence. The board agreed with Administrator Klinginsmith that this subdivision would be the non-farming residence in the quarter and in the future if she purchased more land it could become a farming residence. Before she could get a building permit to build a house she will need to meet with the Howard County commissioners and get approval because the requested drive way would be located on a minimum maintenance road.

At 8:15 pm a public hearing was opened regarding updating the Howard County Zoning Regulations pertaining to Livestock Washouts. Administrator Klinginsmith stated that this was brought up due to someone washing



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out livestock waste on the County Road. Administrator Klinginsmith wrote up regulations for the board to review. Fred Meyer was present and stated that he is in opposition to adding regulations pertaining to Livestock Truck Washouts. Our regulations currently state that you cannot have livestock waste running onto the road right of way, road ditch, in a stream or the flood plain. The board discussed the regulations and decided that it would be best to not change our current regulations. If a public request comes in for a commercial Truck Wash-out in Howard County, Administrator Klinginsmith would advise them to speak to the Zoning board for a possible Conditional Use Permit. At 8:37 the public hearing was closed. A motion was made by Dave Sack and seconded by Ron Kulwicki to not change rules regarding manure in road ditches, right of ways or on roads. The motion was carried by unanimous roll call vote.

At 8:40 pm a motion was made by Ron Kulwicki and seconded by Ken Kozisek to adjourn. The next meeting is tentatively scheduled for April 19, 2017.

Nancy Usasz, Secretary