

# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING July 19, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19<sup>th</sup> of July, 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.

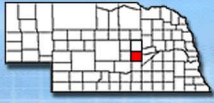
Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Ken Kozisek, Ron Kulwicki, Terry Spilinek, and Chris Kosmicki. Those absent were: Jack Reimers, Dave Sack and Randy Kauk. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, and members of the public including: Steve Wissing, Andy Wissing, Amber Wissing, Ron Glause, Marie Glause and Paul Glause.

The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Ken Kozisek and seconded by Ron Kulwicki to approve the minutes of the June 21, 2017 meeting. The motion carried on unanimous voice vote.

Cherri Klinginsmith informed the board that the Conditional Use Permit 2017-11 by Russel Svitak last month to haul commercial biodegradable waste has been given a warning, the truck drivers are to use the routes allowed in the permit that was approved. Shayne Bader responded by letting his truck drivers know they must use the highway route entering Howard County to 3<sup>rd</sup> avenue.

At 8:05 p.m. the Public Hearing regarding the Isabel Acres Subdivision, a single lot subdivision in the SE ¼ of Section 13-13-9, was opened. Cherri Klinginsmith read the Notice of Public Hearing. Steve Wissing stated his son Andy would like to build a house on the property. Steve stated Jerry Schenck his neighbor to the west of them, just had questions about what was happening, but had no complaints or issues. Marie Glause was concerned that a 5 lot subdivision with 5 residences was being placed at the site and where the access would be into the subdivision along with traffic issues. The zoning board let Mary know this is a single lot non-farming residence with 5 acres. Currently the old house in center of quarter was Isabel Beyersdorf and is now abandon. So there could be a possibility of 1 farming residence in the future. Steve Wissing added that the drive will be off of Merrick Road on the northern end of property. Marie was satisfied with the explanation. Paul Glause asked if a house is place here, will they complain about the odor of my cow/calf operation to the north. Amber Wissing stated she expects those smells when moving to the country. There was no other testimony in favor or opposition. A motion was made by Ken Kozisek and seconded by Chris Kosmicki to approve the Isabel Acres Subdivision. The motion carried on unanimous voice vote 6-0. A Finding of Fact was completed (copy attached).

At 8:15 p.m. the Public Hearing regarding the adoption of new regulations on commercial biodegradable waste from animal packing plants in the A-1, Agricultural District Uses was opened. Cherri Klinginsmith read the Notice of Public Hearing. The purpose of the update is to allow for the spreading of animal by-products not intended for human consumption to be approved administratively by the zoning Administrator. The zoning board reviewed the designated application to be used and reviewed A-1 regulations that needed updated. After much discussion, there was a motion made by Chris Kosmicki to approve the changes to the regulations and



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seconded by Jeff Christensen. The motion carried on unanimous voice vote 6-0. A Finding of Fact was completed (copy attached).

A motion was made Ron Kulwicki and 2<sup>nd</sup> by Jeff Christensen to adjourn the meeting. The next meeting is tentatively scheduled for August 16, 2017 at 8:00 p.m.

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Cherri Klinginsmith