



Howard Planning and Zoning Minutes



Minutes Howard County Planning & Zoning August 16, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of August, 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 Klingensmith 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, Ron Kulwicki, Terry Spilinek, Chris Kosmicki and Jack Reimers. Those absent were Ken Kozisek, Dave Sack and Randy Kauk. Also present were Cherri Klingensmith Planning & Zoning Administrator and Nancy Usasz Planning & Zoning Secretary. Members of the public including: Jim & Jane Kasson, Tom Kasson, Mena & Dave Sprague, Kevin Lukasiewicz, Joe Coufal, Dane Berggren and Don Berggren.

The Agenda and Minutes were email to the Board Members prior to the meeting. A motion was made by Ron Kulwicki and seconded by Chris Kosmicki to approve the minutes of the July 19, 2017 minutes. Motion carried 6-0 roll call vote.

Cherri Klingensmith informed the board that the Lewis Barth applied for a Zoning Permit in August of 2016 and she has received phone calls about the possibility of moving his business to the Hochstetler Subdivision, which would be against the Covenants. Klingensmith will send a Mr. Barth a letter reminding them they need to renew the Zoning Permit and visit with him at that time about the possibility of moving his business.

At 8:05 p.m. a public hearing was opened for a Class I Feedlot application by Kevin Lukasiewicz, located in the SE ¼ of Section 15-16-10. Chairman Spilinek asked Kevin to present his request. Kevin stated that he would like to begin backgrounding cattle. The Department of Environment Quality (DEQ) visited the site on August 3, 2017. He plans to have 950 head or less to avoid DEQ permits and he will need to build a Berm to hold run off. Terry Spilinek asked for testimony if opposition. Jim Kasson stated that he is concerned with Kevin staying in compliance with the County and DEQ regulations and asked about run off. Mena and Dave Sprague stated that they are concerned that another feedlot will decrease their property value and quality of life. Tom Kason asked if Kevin will need a lined lagoon and also stated that if the pond fills up, it will run off onto Lyle Thomsen's property especially with large amounts of rainfall like we have had recently. Kevin stated that DEQ will not require a lined lagoon as long as he stays under 999 head. Jim Kasson asked if Kevin had enough land to apply the manure this feedlot will produce. Kevin stated, yes he does. Cherri Klingensmith stated that he will need to apply for an Administrative Conditional Use Permit to spread on land that he does not own and that there are not any residences within the Class I Odor Footprint. With no further testimony the Public Hearing was closed. After much discussion Jeff Christensen made a motion to approve the Class I Feedlot application by Kevin Lukasiewicz in the SE ¼ 15-16-10 with maxim capacity of 950 head of cattle. Daryl Anderson Seconded the motion. Motion carried 6-0 roll call vote. A Finding of Fact was completed. (copy attached)



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Next a discussion was had on buildings that do not require a permit. Cherri Klinginsmith informed the board that the County Assessor brought in some pictures of buildings that were put up without a permit therefore they are not being taxed until the Assessor discovers them. After some discussion the board does not feel it is necessary for the Zoning office to have a form filled out for a building that does not require a Zoning Permit.

Cherri Klinginsmith informed the board that Kevin Miller of St. Libory is planning to put a pond on his property. Lot 2 Mathis Second Subdivision in the NE $\frac{1}{4}$ 21-13-9W. He brought a copy of a letter from the Department of Natural Resources stating that he does not need any permits but the Central Platte Natural Resources District has jurisdiction over the ground water so he will need to contact them.

A motion was made by Ron Kulwicki and seconded by Jack Reimers to adjourn the meeting. Motion carried 6-0 roll call vote. The next meeting is tentatively scheduled for September 20, 2017.

Nancy Usasz