



Howard Planning and Zoning Minutes



Minutes Howard County Planning & Zoning November 15, 2017

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th day of November, 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 Klingensmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 7 members present: Daryl Anderson, Jeff Christensen, Ron Kulwicki, Terry Spilinek, Chris Kosmicki, Ken Kozisek and Jack Reimers. Those absent were Dave Sack and Randy Kauk. Also present were Cherri Klingensmith Planning & Zoning Administrator and Nancy Usasz Planning & Zoning Secretary. Members of the public including: Taylor Nealon Theresa Nealon, Michele Usasz and Erik Schwager.

The Agenda and Minutes were email to the Board Members prior to the meeting. A motion was made by Jeff Christensen and seconded by Ron Kulwicki to approve the minutes of the August 16, 2017 minutes. Motion carried 7-0 voice vote.

Administrator Klingensmith informed the board that she has approved three Administrative Commercial Biodegradable Waste permits. The roads being used were approved by the Road Department and Nebraska Extension Educator Troy Ingram also approved the application with the condition that after these applications are made, no additional phosphorous be applied for 6-7 years. Troy would also like to see a P-index to find the runoff and erosion P values after application. The Sherriff's Department also got a copy of the letter stating what routes will be used and they will help monitor the use of the correct routes and spillage.

At 7:05 pm a public hearing was opened regarding a Single Lot Subdivision application by Dominic & Luanna Wroblewski in the NE ¼ Section 19 Township 14 Range 12W named Twisted T Acres. Taylor Nealon was in attendance to represent this request. Taylor stated that she would like to purchase some land from her grandparents to build a house. This will be the first non-farming residence in the quarter. Dominic Wroblewski and Taylor Nealon met with the Howard County Commissioners on March 28, 2017 to get approval for a drive way currently located on a minimum maintenance road. The Howard County Commissioners agreed to continue placing gravel 387 more feet to her driveway and it has since been graveled. There was no opposing testimony. The Public Hearing was closed and discussion was had by the board. A motion to approve the application for Twisted T Acres Subdivision in the NE ¼ 19-14-12 was made by Chris Kosmicki and seconded by Ron Kulwicki. A Finding of Fact was completed. (Copy Attached)

Next a discussion was had regarding 100 +/- acres in Section 2 Township 16 Range 12 on the Greeley County line. The Property is split between A-1 and A-3 Zoning Districts. Michele Usasz with Cabin Realty & Auction was in attendance to discuss subdividing the property with the board. In 2011 a survey was done to subdivide the 80 acres of farm land from the 20 acre building site and CRP ground. After much discussion the board stated that since the house and building site are located mostly in A-1 zoning district a less than 20 acre tract that includes the residence could be divided of administratively, with 80 acres remaining of farm ground or



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option 2 would be to divide off a 5 acre and a 15 acre subdivision. Having the 5 acre be the location of the residence and the 15 acre would be a non-buildable lot, with remaining 80 acres being farm ground. This would follow the Howard County Zoning Regulations.

Next a discussion was had regarding Anton Oeltjen's river front land. The Howard County Accessor's office recently informed Administrator Klinginsmith about a new structure being built on this property without a permit. Klinginsmith asked for the board's opinion on how to handle this situation as it is not following the 2 cabin per quarter regulation, and not really a camp site. After much discussion Administrator Klinginsmith will talk to the owner and inform them that no more permanent structures can be placed in the area unless they would like to apply for a condition use permit following the regulations in A-3, #16 Conditional uses.

The next discussion was on rezoning land within a half mile of highways in Howard County to A-2 district allowing more places to build a new home in the county. After discussion the board decided that it would be best to wait until a request arises before rezoning.

The final discussion was regarding a single lot subdivision in S ½ of NE ¼ & N ½ of SE ¼ Section 20 Township 13 Range 9W. Administrator Klinginsmith stated that Leonard Dush is applying for a single lot subdivision which will be heard at the December meeting, but they would like to get started with the basement before it gets any colder. A Zoning permit is not required to dig a basement but the board agreed with Klinginsmith that a house cannot be placed until the subdivision is finalized.

A motion was made by Ron Kulwicki and seconded by Jeff Christensen to adjourn the meeting. Motion carried 7-0 roll call vote. The next meeting is tentatively scheduled for December 20, 2017.

Nancy Usasz