



Howard Planning and Zoning Minutes



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

A meeting of the Howard County Variance Board of Adjustment 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 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 6 members present: Mike Nelson, Terry Spilinek, Fred Meyer, Gary Craig, Janet Thomsen & Chad Donscheski. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, and Nancy Usasz, Secretary Members of the public present were Rodney Pokorski.

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 Garry Craig to approve the minutes of the February 15, 2017 meeting. The motion carried on unanimous voice vote.

At 6:35 p.m. the public hearing was opened to allow a building to be moved into the SW $\frac{1}{4}$ of section 7 township 15 N range 12 W that does not meet the setback on the south side property line at the intersection of Sherman Road and 17th Ave on Virginia Pokorski's property. Rodney Pokorski was in attendance to represent the request. He stated that the current building site in the middle of the quarter will be turned into farmland. The house will be burned and they would like to move the existing 48' X 120' steel building to the pivot corner. The area has limited amount of space due to Turkey Creek being on the east side of the location where he would like to put the building. The west property line along Sherman Road setback will be 65 feet which is 20 feet for than required. The south property line along 17th Avenue will be 35 feet which will be 10 feet less than required. The site triangle for the intersection will be 73 feet which is 3 feet more than the required 70 feet. There was no opposing testimony. The public hearing was closed and the request was discussed by the board. The board felt that the line of sight triangle is the biggest concern and it will be over 70 feet so it will not a safety issue. Fred Meyer made a motion to wave the side setback on 17th avenue on the Virginia Pokorski Application and Janet Thomsen second the motion. Motion Carried 5-0 roll call vote. A Finding of Fact was completed and is attached.

A motion to adjourn the meeting was made by Terry Spilinek and seconded by Janet Thomsen.

Nancy Usasz, Secretary