



Howard Planning and Zoning Minutes



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT
January 17, 2018**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 17th day of January 2018 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 and Chad Donscheski. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, and Nancy Usasz, Secretary.

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 November 15, 2017 meeting. The motion carried on unanimous voice vote.

Chairman Mike Nelson asked if there were any issues that may involve the Variance Board in the near future. Administrator Klinginsmith stated that a chicken laying barn may be coming and would require a variance to waive setbacks from another commercial feedlot.

At 6:35 p.m. the election of officers was discussed. Fred Meyer made a motion to elect Mike Nelson as Chairman and Garry Craig seconded the motion. The motion carried on unanimous voice vote. Terry Spilinek made a motion to elect Fred Meyer as Vice-Chairman, Janet Thomsen seconded the motion. The motion carried on unanimous voice vote. Terry Spilinek made a motion to elect Gary Craig as Secretary, Fred Meyer seconded the motion. The motion carried on unanimous voice vote.

Gary Craig, Chad Donscheski and Janet Thomsen were appointed for another 3 year term.

A motion was made by Fred Meyer and Seconded by Gary Craig to adjourn the meeting. The motion carried on unanimous voice vote.

Nancy Usasz, Secretary



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MINUTES HOWARD COUNTY PLANNING & ZONING January 17, 2018

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 17th day of January, 2018 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 Klinginsmith read the notice of meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 5 members present: Jeff Christensen, Chris Kosmicki, Jack Reimers, Daryl Anderson & Terry Spilinek. Absent were Randy Kauk, Kenneth Kozisek, Dave Sack and Ron Kulwicki. Also present were Cherri Klinginsmith Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary. Members of the public present were Linda Virene, Ron Synowski, Dominick Helgoth and Broderick Helgoth.

The Agenda and Minutes were emailed to the Board Members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Jack Reimers to approve the minutes of the December 20, 2017 meeting. The motion carried on unanimous voice vote.

Old Business was discussed. Administrator Klinginsmith informed the board that we have submitted our annual Livestock Friendly report to the State Department of Agriculture. We had several Conditional Permits in 2017 mostly for Commercial Biodegradable Waste.

At 7:05 p.m. the election of officers was discussed. Chris Kosmicki made a motion to keep the officers the same: Chairman Terry Spilinek, Vice Chairman Jack Reimers and Secretary Daryl Anderson. The motion was seconded by Jeff Christensen. Motion carried 5-0 voice vote. Jeff Christensen, Chris Kosmicki and Dave Sack were reappointed for another three year term.

At 7:15 p.m. a public hearing was opened regarding Aurora Coop Rezone Application to rezone land from A-2 and R-1 to I-2. Klinginsmith read the notice of public hearing. A portion of the acres lie within the village limits of Dannebrog. The Village of Dannebrog discussed this at their November 13, 2017 meeting and they voted to let the county handle the rezoning of this area. Ron Synowski was in attendance to represent the request. He explained that Aurora Coop recently purchased land and they would like to construct a building for Seed and Chemical Storage. Currently they are storing Chemicals outside and it does not meet EPA standards. The Village of Dannebrog is also doing dirt work to re-route water away from the Village when it rains. There was no opposing testimony. The public hearing was closed and discussion was had by the board. Chris Kosmicki made a motion to approve the Aurora Coop rezone application and Jack Reimers seconded the motion. The motion carried 5-0 roll call vote. Finding of fact attached.

At 7:25 p.m. a public hearing was opened regarding Deer Run Third Subdivision application by Betty Mae Wegner. Klinginsmith read the notice of public hearing. Administrator Klinginsmith stated that this property is zoned A-3 but the Variance board approved the parcel to be changed A-2 on January 9, 2002 and it follows all of our regulations. There was no opposing testimony. The public hearing was closed and it was discussed by the board. A motion was made to approve the Deer Run Third Subdivision in NE ¼ 16-14-10W by Jeff Christensen and seconded by Chris Kosmicki. Motion Carried 5-0 roll call vote. Finding of fact attached.



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Next on the agenda was a discussion on putting a multi-lot subdivision in A-3 zoned area. Linda Virene was in attendance to discuss doing a multi-lot subdivision the N ½ of NW ¼ Section 15 Township 14 North Range 10 West. Linda presented her request to the board, stating that her mother Betty Mae Wegner would like to do a multi-lot subdivision containing 8 lots. The entire parcel is located in the flood plain. The surveyor told her that all 8 lots would have an elevation of 1 foot above the Base Flood Elevation (BFE). This property adjoins the 1 mile jurisdiction of the city of St. Paul. After much discussion the board stated that a Variance Hearing would be required to pursue this subdivision since our current regulations do not allow it. They are concerned with restricting water drainage especially if dirt is hauled in to allow for basements. It was also addressed that the property taxes would increase if this subdivision was completed.

The final discussion was regarding a Chicken Barn located on the edge of A-2 district located in the NE ¼ of SW ¼ Section 9 Township 13 Range 9. Dominick Helgoth and Broderick Helgoth were in attendance to discuss this with the board. They are wanting to build a 660 x 67 feet Chicken Barn to house 41,000 laying hens. This would require a Class 1 odor footprint. This location has several residences nearby. And according to our current regulations new feeding operations are not allowed in A-2 zoned areas requiring a Variance Hearing. The board discussed different options with them. The second option would be to relocate to the N ½ NE ¼ Section 31 Township 13 Range 9. At this location there would only be one residence but it would be closer to a separate commercial feedlot than the distance requirements, therefore requiring a Variance Hearing. Dominick and Broderick will review their options and let know the Zoning office know if they would like to proceed.

At 8:20 p.m. Jeff Christensen made a motion to adjourn the meeting and Chris Kosmicki Seconded. The next meeting is tentatively scheduled for February 21, 2018.

Nancy Usasz



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