

Howard Planning and Zoning Minutes



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENTS
January 16, 2019**

A meeting of the Howard County Variance Board of Adjustments was convened in open and public session on the 16th day of January 2019 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 4 members present: Terry Spilinek, Janet Thomsen, Chad Donscheski and Mile Nelson. Gary Craig was absent. Also present was Cherri Klinginsmith, Howard County Zoning Administrator and Nancy Usasz, Secretary.

The agenda and minutes were emailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Terry Spilinek and seconded by Janet Thomsen to approve the minutes of the October 17, 2018 meeting. The motion carried on unanimous voice vote.

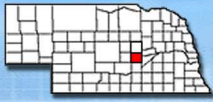
Administrator Klinginsmith informed the board that Fred Meyer has resigned and she is in the process of looking for a replacement for the Howard County Commissioners to approve. Chairman Nelson asked Chad Donscheski if he would be willing to become a regular member of the Variance Board instead of the alternate and Chad agreed. Klinginsmith will look for a new member to act as the alternate on the Variance Board of Adjustments.

At 6:35 p.m. the election of officers was discussed. Terry Spilinek made a motion to elect Mike Nelson as Chairman and Janet Thomsen seconded the motion. The motion carried on unanimous voice vote. Terry Spilinek made a motion to elect Janet Thomsen as Vice-Chairman, Chad Donscheski seconded the motion. Janet Thomsen made a motion to elect Terry Spilinek. Motion ceased. Janet Thomsen was elected Vice Chairman with 3-1 voice vote. Terry Spilinek made a motion to elect Gary Craig as Secretary, Janet Thomsen seconded the motion. The motion carried on unanimous voice vote.

Terry Spilinek was appointed for another 3 year term.

With no further business to discuss Janet Thomsen made a motion to adjourn the meeting and Chad Donscheski seconded the motion. Motion carried unanimous voice vote.

Nancy Usasz, Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING January 16, 2019

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of January, 2019 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 7 members present: Jeff Christensen, Chris Kosmicki, Jack Reimers, Daryl Anderson, Terry Spilinek, Randy Kauk and Kenneth Kozisek. Absent were 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 Tylor Robinson

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 19, 2018 meeting. The motion carried on unanimous voice vote.

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 7-0 voice vote. Daryl Anderson, Ken Kozisek and Jack Reimers were re-appointed for another three year term.

The next item on the agenda was Solar Energy Regulations this discussion is continued from the December 19, 2018 meeting. Klinginsmith stated that she has been in contact with Jeff Berggren with Gen Pro Energy Systems to get some questions answered regarding solar panels. One panel is 350 watts and approximately 3' x 5' or 15 square feet. Nebraska State Law, states anything over 25 kilowatts (kW), must be approved by the utility company prior to installation. Klinginsmith stated that Jeff Berggren is willing to come speak with the board and answer questions but he was not able to make the January meeting. Administrator Klinginsmith reviewed regulations from Hamilton County and the City of Hastings with the board. Hamilton County issues a zoning permit for anything less than 25 kW. Anything over 25 kW would require NPPD approval so Hamilton County would require a Conditional Use Permit. Hamilton County does not have anything in their regulations but they are reviewing them now. The City of Hastings allows solar panels on a roof, but they must have an easement from neighbors approving it. The board would like to visit with Jeff Berggren to answer more questions. Klinginsmith will ask him to attend the February 20, 2019 meeting.

The final discussion was regarding Multi Lot Subdivision Regulations. The Road Department has asked the Zoning Board to look into adding a restriction of only one entrance for Multi Lot Subdivisions. Administrator Klinginsmith asked the board if they felt it was necessary to amend the regulations to say that only one entrance is allowed in a multi lot subdivision. After a short discussion the board stated that they do not see a problem with more than one entrance but only one culvert will be provided by the county and any additional culverts would need to be covered at the owner's expense.

With no further discussion Jeff Christensen made a motion to adjourn the meeting and Jack Reimers seconded the motion. The next meeting is tentatively scheduled for February 20, 2019 at 7:00 p.m.

Nancy Usasz, Secretary