

Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING February 20, 2019

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th day of March, 2019 in the Assembly Room of the Howard County Courthouse, St. Paul NE.

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: Daryl Anderson, Jeff Christensen, Jack Reimers, Ken Kozisek, and Terry Spilinek. Ron Kulwicki, Dave Sack, Chris Kosmicki and Randy Kauk were absent. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Nancy Usasz, Planning & Zoning Secretary, and members of the public including: Jeffrey Skinner, Bob & Jan Boehle, Joe Boehle, Lee Obermiller, and Tylor and Audrie Robinson.

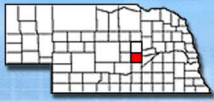
The agenda and Minutes were mailed to the Board Members prior to the meeting. A motion was made by Jeff Christensen and seconded by Ken Kozisek to approve the minutes of the January 16, 2019 meeting. The motion carried on unanimous voice vote.

Other Business: Klinginsmith needs to know by Thursday February 21, 2019, if any board members will be attending the NPZA conference on March 6th-8th.

Discussion was had on proposed solar energy regulations. Lee Obermiller from Howard Greeley Rural Power District was in attendance to answer questions and give opinions on the proposed regulations. Lee stated that they would like to see the twenty foot setback from power lines and poles. He also stated that customers must contact them and fill out an application to interconnect with the power company. Howard Greeley Rural Power District has 60 days to process the application and approve the interconnection of the generation facility to Howard Greeley Rural Public Power District's distribution lines. Their system. Administrator Klinginsmith stated that on our application we will require the applicant to have a letter of approval from Howard Greeley Rural Power District. Klinginsmith will be attending the NPZA conference in Kearney the first week of March and will bring any new information on Solar Energy to the board in March.

At 7:20 PM a public hearing was opened for Arrowhead Acres Multi-Lot subdivision in the S ½ of SW ¼ Section 30, Township 14, Range 9. Klinginsmith read the notice of public hearing. Tylor and Audrie Robinson were in attendance to represent this request. Tylor stated that he recently purchased 30 foot along the west side of the property to solve the issue he had with easements. The lots will be accessed by 8th avenue with no direct highway access. Tylor stated that he has talked to Lee with Howard Greeley Rural Power District and power will be brought in to service the lots. There was no opposing testimony. The public hearing was closed.

Discussion was had by the board. Klinginsmith stated that currently the deed is not correct but with this subdivision it will be corrected. Tylor stated that Attorney Julie Gawrych is working on correcting the deed. Before the final public hearing they will need the driveways noted on the plat, covenants with septic plans and



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wells and the commissioners decision on the road whether it is abandoned, vacated or closed noted on the plat. Ken Kozisek made a motion to approve the Arrowhead Acres subdivision multi lot subdivision preliminary plat. Jeff Christensen seconded the motion. Motion carried 5-0 roll call vote. Finding of Fact was completed and is attached.

At 7:35 PM a public hearing was opened for that Verizon Wireless Communication Tower in the NW ¼ of the NW ¼ Section 21, Township 13, Range 9. Klinginsmith read the notice of public hearing. Jeffrey Skinner was in attendance to represent this request. Jeff stated that this tower will service the St. Libory area and they plan to build a 135 foot monopole. The FAA has approved the tower and they do not require it to be lit so there will not be any lights on the top of the tower. There was no opposing testimony. The public hearing was closed and discussion was had by the board. Jeffrey Skinner stated that the company building the tower has reached out to US Cellular to see if they would be interested in co-locating their equipment on this tower. A motion was made by Jack Reimers to approve the Condition Use Permit for Horvath communications and Verizon Wireless to install a cell tower in the NW ¼ of the NW ¼ of Section 21, Township 13, Range 9 and they must allow EMS access. Ken Kozisek seconded the motion. Motion carried 5-0 Roll call vote. Finding of Fact was completed and is attached.

With no further business Jeff Christensen made a motion to adjourn the meeting and Ken Kozisek Seconded the motion. Motion carried 5-0 voice vote. The next meeting is tentatively scheduled by March 20, 2019 at 8:00 PM.

Nancy Usasz, Secretary