



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING March 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 8:00 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: Daryl Anderson, Jeff Christensen, Jack Reimers, Terry Spilinek, Ron Kulwicki, Dave Sack and Chris Kosmicki. Ken Kozisek and Randy Kauk were absent. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Nancy Usasz, Planning & Zoning Secretary, and members of the public including: Tylor and Audrie Robinson, Tim & Cindy Aitken, Kraig Beck, Martin & Cindy Petersen, Ellen Hatfield Nicholson and Paul & Marilyn Wilhelm.

The agenda and Minutes were mailed to the Board Members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Dave Sack to approve the minutes of February 20, 2019 meeting. The motion carried on unanimous voice vote.

At 8:05 PM a final public hearing was opened for Arrowhead Acres Multi-Lot subdivision in the S ½ of SW ¼ Section 30, Township 14N, Range 9W. Klinginsmith read the notice of public hearing. Tylor and Audrie Robinson were in attendance to represent this request. Tylor stated that they have made all of the requested changes to the plat from the preliminary hearing. The portion of Friend Road that neighbors this property will be closed by the Howard County Commissioners at the March 26, 2019 Commissioners meeting and will be maintained by the homeowners association. There was no testimony in favor or in opposition. The Public hearing was closed and discussion was had by the board. The final Plat and covenants were reviewed by the board. A motion was made by Dave Sack and seconded by Ron Kulwicki to approve Arrowhead Acres Multi Lot Subdivision in the SW ½ of the SW ¼ Section 30, Township 14N, Range 9W pending the closing of Friend Road. Motion carried 7-0 roll call vote. Finding of fact was completed and is attached.

At 8:15 PM a Public Hearing was opened for the Administrative Replat of Lots 3, 5, 7, and 8 River Ridge Multi Lot Subdivision. Administrator Klinginsmith read the notice of public hearing. Tim Aitken was in attendance to represent this request. Aitken explained to the board that they are moving some lot lines making lot 3 smaller and lots 5, 7 and 8 a little bit larger. There was no testimony in favor or opposition. The public hearing was closed. Discussion was had by the board. After a short discussion Jeff Christensen made a motion to approve the Administrative Replat of River Ridge Subdivision lot 3, 5, 7, and 8 in Section 21, Township 13N and Range 11W. Chris Kosmicki seconded the motion. Motion carried 7-0 roll call vote. Finding of fact was completed and is attached.

At 8:25 PM a public hearing was opened for a Conditional Use Permit to allow a guest house in the Line Shack Hill Subdivision located in the NE ¼ Section 15 Township 16 Range 12W. Administrator Klinginsmith read the



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notice of public hearing. Martin and Cynthia Petersen were in attendance to represent this request. Martin stated that he was in a couple years ago and spoke to Cherri about the possibility of a guest house on his 10 acre subdivision. At that time Cherri told him since it is a farming residence that would not be a problem. Cherri recommended a Conditional Use Permit so in the future if the land is sold this will stay in compliance with the Howard County Zoning Regulations. Martin stated that originally when they build the home on the property it was intended to be a cabin but since then they have decided to make it their permanent residence. Due to it being small they would like more space for when their children visit therefore they would like to build a guest house. The guest house will be tied into the well and sewer of the original house. Ellen Hatfield Nicholson and Kraig Beck stated that they have no problem with the request. There was no opposing testimony. The public hearing was closed and discussion was had by the board. After much discussion Daryl Anderson made a motion to approve a Conditional Use Permit for a guest house in the Line Shack Hill subdivision located in the NW ¼ Section 15 Township 16N Range 12W. Ron Kulwicki seconded the motion. Motion carried 7-0 Roll Call Vote. Finding of fact was complete and is attached.

The final discussion was on Solar Energy Regulations. Cherri stated that Jeff Berggren with Gen Pro Energy Systems cannot be in attendance to visit with the board due to flooding. She also stated that she was hoping to learn more at the NACO conference but they only talked about Solar Farms. She gave the board a copy of regulations that she put together and asked them to review them and it will be discussed at the next meeting.

With no further business Chris Kosmicki made a motion to adjourn and Jeff Christensen seconded the motion. Motion carried 7-0 unanimous voice vote. The next meeting is tentatively scheduled for April 17, 2019 at 8:00 PM.

Nancy Usasz, Secretary