



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING October 16, 2019

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of October, 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, Chris Kosmicki, Ken Kozisek, Ron Kulwicki, Jack Reimers and Terry Spilinek. Randy Kauk and Dave Sack were absent. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Nancy Usasz, Planning & Zoning Secretary, and members of the public including: Larry Spilinek, Heath & Sara Hadenfeldt, Bill Hadenfeldt and Tommy & Ashley Safarik.

The agenda and minutes were mailed to the Board Members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Ron Kulwicki to approve the minutes of September 18, 2019 meeting. The motion carried on unanimous voice vote.

Old business was discussed. Administrator Klinginsmith stated that the Howard County Commissioners tabled Bill Dixon's Conditional Use Permit and asked him to get a product analysis after the truck wash is open for business.

At 8:05 pm a public hearing was opened for a Single Lot Subdivision application by Ellen Spilinek. This subdivision is located in the NE ¼ of Section 12 Township 15N Range 11W and will be named Star Ranch Subdivision. The notice of public hearing was read. Larry Spilinek was in attendance to represent the request. He stated that they would like to subdivide 3 acres for his daughter and son-in-law to build a house. There was no testimony in favor or opposition. The Public hearing was closed and discussion was had by the board. After a short discussion Ken Kozisek made a motion to approve the single lot subdivision application. Jeff Christensen seconded the motion. Motion carried 6-0 roll call vote. Terry Spilinek Abstained. Finding of fact was completed and a copy is attached.

Discussion was had on Farm Feedlots. Heath Hadenfeldt was in attendance to seek clarity on the definition of a farm feedlot. He currently has a cow/calf operation but occasionally has feeder calves. According to the regulations he needs to have the feeder calves more than 6 months out of every year to be classified as a farm feedlot. He is concerned about his current practices with a new residence. The board advised him to get a waiver from his neighbor and he shouldn't have any problems.

The final discussion was regarding complaints the zoning office received against Shayne Bader. Administrator Klinginsmith stated that the concerns were addressed at the September 18, 2019 meeting when the Conditional Use Permit was denied.

With no further discussion Jack Reimers made a motion to adjourn. Ken Kozisek seconded the motion. Motion carried 7-0 Voice Vote. The next meeting is tentatively scheduled for November 20, 2019 at 7:00 PM

Nancy Usasz, Secretary