

Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING November 20, 2019

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th day of November, 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 6 members present: Daryl Anderson, Chris Kosmicki, Ken Kozisek, Ron Kulwicki, Dave Sack and Terry Spilinek. Randy Kauk, Jeff Christensen and Jack Reimers were absent. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Nancy Usasz, Planning & Zoning Secretary, and members of the public including: Rochelle Stepanek and Mena Sprague.

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

Old business was discussed. Administrator Klinginsmith informed the board that the Howard County Commissioners have not yet approved the Conditional Use Permit for Bill Dixon. They are waiting for the Truck Wash to be up and running to get a product analysis.

Discussion was had on a setback request by Phyllis Stepanek. Rochelle Stepanek was in attendance to represent this request. Administrator Klinginsmith stated that she has denied a Zoning Permit for Phyllis to build an 8' x 22' awning addition on her house. She stated that the house sits 47' from the property line so this will not meet the setback by 6'. After much discussion Dave Sack made a motion to approve the awning addition to Phyllis Stepanek's house. Motion Denied with 0-6 Roll Call Vote. Stepanek will apply for a Variance.

Administrator Klinginsmith informed the board that the Howard County Commissioners approved the Solar Energy Regulations with a few changes. See Below:

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Solar Energy; small free standing: a single free standing structure of ~~over 144 square feet~~ **25 KW or less**, no permit needed. ~~and cannot be hooked into local utilities.~~

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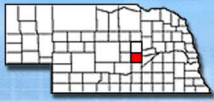
Solar Energy Installation.

1. Free Standing

In all districts a Conditional Use Permit may be granted to allow solar energy conversion systems ~~of over 144 square feet~~ **larger than 25 KW** that are of freestanding structure; subject to the regulations established in this section.

Types of Solar Energy Systems & Requirements:

1. **Small Freestanding Solar Energy System:**



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A solar energy system which is built as a freestanding structure and is ~~less than 12 feet x 12 feet or 144 square feet~~ **25KW or less** will not need a conditional use permit.

With no further discussion Dave Sack made a motion to adjourn and Ron Kulwicki seconded the motion. The next meeting is tentatively scheduled for January 15, 2020.

Nancy Usasz, Secretary