

Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING AND ZONING June 17, 2020

A meeting of the Howard County Planning & Zoning Commission was convened in open and public session on the 17th day of June, 2020, in the Assembly Room, Howard County Courthouse, St. Paul NE.

Chairman Terry Spilinek called the meeting to order at 8:00 PM. Administrator Klinginsmith read the notice of meeting, a proof of publication is filed with the Howard County Clerk's office. Roll call showed 6 members present: Daryl Anderson, Ken Kozisek, Jack Reimers, Terry Spilinek, Randy Kauk and Chris Kosmicki. Ron Kulwicki, Jeff Christensen and Dave Sack were absent. Also present was Cherri Klinginsmith Zoning Administrator and Nancy Usasz, Planning and Zoning Secretary. Members of the Public present included: Josh Dalland, Lynette Marshall, Jack McMillon and Tim & Penny Putscher.

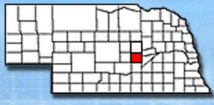
The Agenda and Minutes were mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Jack Reimers to approve the minutes of the May 20, 2020 meeting. Motion carried 6-0 voice vote.

Administrator Klinginsmith informed the board that she will be adding an agenda line for Administrator/Board Comments. This way if there is any other discussion they can discuss it although no decision would be made.

At 8:05 pm a public hearing was opened for a Condition Use Permit Application by Timothy and Penny Putscher for a guest house in the SW ¼ of SE ¼ Section 21, Township 13N, Range 9W. The notice was read. Tim and Penny were in attendance to represent the request. This Conditional Use Permit has been previously approved but Tim and Penny would like to add that they may care for their elderly parents even if it will be occupied more than 6 months of the calendar year to the conditions. Tim stated that they have no intentions of renting or selling this new building. They would like to utilize it for family gatherings and social events. The living space would be used by out of town guests that come to their gatherings. Tim also stated that in the future if their parents needed to be cared for they would like to have them stay there but it might be for more than 6 months. Chairman Spilinek asked for testimony in favor or opposition. Jack McMillon stated that there is already 2 residences on the property. Tim stated that the other one is his office. With no further testimony the public hearing was closed and discussion was had by the board. After a short discussion a motion was made by Jack Reimers and seconded by Daryl Anderson to approve a Conditional use Permit for a seasonal guest house in the SW ¼ of SE ¼ Section 21, Township 13N, Range 9W. This house will be also used as living quarters for their elderly parents, should they require additional care. Motion carried 6-0 roll call vote. Finding of fact was completed and is attached.

The next discussion was regarding a third residence in a quarter section. In the NW ¼ of Section 35, Township 14N, Range 10W there are currently two residences with 20 or more acres each. Lynette Marshal stated that she would like to sell 5 acres to her nephew to build a house. After much discussion and review of the Howard County Zoning Regulations the board stated that is she applies for a Single Lot Subdivision with no more than 5 acres it would be allowed to build a residence. It was also discussed that the residence might be within Allan Lessig's Farm Odor Footprint depending where they place the structure. Administrator Klinginsmith stated that if they choose to build within the odor footprint they will need to complete a Conditional Use Permit for a Nuisance Easement Waiver.

With no further business to discuss a motion was made by Jack Reimers and seconded by Daryl Anderson to adjourn the meeting. The next meeting is tentatively scheduled for July 15, 2020 at 8:00 p.m.



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Nancy Usasz, Secretary