



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING December 16, 2020

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th of December, 2020. Due to COVID-19 some members of the zoning board and public were present virtually by Zoom.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. The Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office. Roll call showed 2 members present in person: Terry Spilinek and Randy Kauk. 5 members virtually in attendance were: Jeff Christensen, Chris Kosmicki, Ron Kulwicki, Jack Reimers and Ken Kozisek. Those absent were: Daryl Anderson & Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator and Nancy Usasz Planning & Zoning Secretary. Members of the public present virtually included: Monica Williams.

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 the October 21, 2020 meeting. The motion carried on unanimous voice vote.

Administrator/Board Comments: Administrator Klinginsmith informed the board that she has received a letter from Nebraska Department of Environment and Energy (DEE) that Eagle Heart Ranch as completed phase one of the expansion process and they now can hold up to 3500 head of cattle which is an increase of 1000 head from the 2500 head previously permitted.

Klinginsmith stated that she has done some research on the area South East of Boelus due to a verbal complaint. After looking into the complaint it looks like all of the homes in the areas are legal. They were either built before Howard County had Zoning Regulations or Subdivided when the regulations allowed 10 acres subdivisions. The board would like her to review two parcels in the SE ¼, for when they were split off. No other action was taken.

The first discussion was regarding Noise Levels at Feed Yards. Klinginsmith informed the board that she had received a verbal complaint from a Neighboring Land Owner of Eagle Heart Ranch Feed Yard stating that the cattle are bawling from 6:00 a.m. to 11:00 a.m. every day. After a short discussion the board stated that calves bawling is part of a normal farming operation and we are a livestock friendly county. No action was taken.

The next discussion was regarding a home based business in the E ½ of the NE ¼ Section 12, Township 14 Range 10 in Howard County. Monica Williams was present virtually to discuss this with the board. Klinginsmith read a letter from Williams stating that they are wanting to turn their farm shed into a commercial building to make plastic bottles. This business will not cause any more traffic to the area as they will not have any employees. After a short discussion the board agreed that this is a home based business and if they would hire employees in the future then they would need to apply for a Conditional Use Permit.

Klinginsmith also mention to the board that she has done some research regarding the Pumpkin Patches in Howard County, per the request from the board at the October 21, 2020 meeting. Nancy has looked through



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all the past Zoning Minutes and there was no discussion and no permits were issued for the pumpkin patches as far and we can tell. Discussion was had regarding a wedding venue in the A-1 Zoning District. Klinginsmith stated that she will require a Conditional Use Permit for the wedding venue if it is pursued in the future.

With no other business to discuss Jeff Christensen made a motion to adjourn and Ron Kulwicki seconded the motion. Motion carried on unanimous voice vote. The Next meeting is scheduled for January 20, 2021 at 7:00 p.m.

Nancy Usasz
Planning & Zoning Secretary