



Howard Planning and Zoning Minutes



Howard County Planning & Zoning December 15, 2021

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th day of December 2021.

Chairman Terry Spilinek call the meeting to order at 7:00PM and 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 8 members present: Daryl Anderson, Jeff Christensen, Randy Kauk, Chris Kosmicki, Kenneth Kozisek, Ron Kulwicki, Jack Reimers and Terry Spilinek. Absent member: Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Dave Schroeder, Howard County Attorney and Jennifer Ostendorf, Planning & Zoning Secretary. Members of the public were: Mike Meinecke, Nate Timmons, Jordon Robinson, Bryan Robinson, and Tylor Robinson.

The agenda and minutes were mailed to the board members prior to the meeting. A motion was made by Jack Reimers and seconded by Ron Kulwicki to approve the minutes of the October 20,2021 meeting. Motion carried by a unanimous voice vote.

Administrator Klinginsmith let the board know that AFAN will be doing livestock facility tours again this year in April June and September. She will keep the board updated as more information is available. Administrator Klinginsmith and board member Ken Kozisek attended a tour last summer and thought it was very informative.

Administrator Klinginsmith let the board know that Mark Van Pelt is selling land to his adjoining land owner, Brian Watson. This will just be adding acres to Brian's existing land. Since this is a sale of land to adjoining land owner the parcel will need to be added to the buyers existing acres as not to create a separate lot. The zoning board agreed with Klinginsmith.

At 7:05PM a public hearing for Renewal of Conditional Use Permit for William Dixson (Section 5-13-9) Administrator Klinginsmith represented for William Dixson. Administrator Klinginsmith told the board that Williams previously requested a one (1) year permit, in 2019 and 2020. This requested application is for two (2) or more years. Dixson's had been applying this waste from Central Nebraska Truck Wash for the last 2 years without any complaints. There was no testimony in favor. Bryan Robinson was present and voiced his opinion to the board that they make this renewable yearly so that they can't abuse it. The discussion was closed to the public and opened to the board. Jack Reimers asked if they applied lime with the waste when applying to field. Administrator Klinginsmith said that in the past they had piles of lime brought in and applied that to the field, after much discussion Randy Kauk made a motion to approve a renewal of the Conditional Use Permit for William Dixson for 2 years and 3 months to stock pile and apply waste in Section 5-13-9 Howard County. Excluding E ½, NE ¼ and E ½ SE ¼, with the permit expiring March 1, 2024. Jeff Christensen seconded the motion. Motion passed with an 8-0 roll call vote.

Discussion/Action – request for a farmstead be divided off with less than 3 acres (SE ¼ SE ¼ 5-13-11) Mike Meinecke was present and presented to the board that he would like to split his farmstead away from the farm ground for banking purposes, however there is less than 3 acres in the site he wants to split off. The board suggested that he could just take a little land on north side of his house and then he would have 3 acres and wouldn't need a variance. Mike said that the slope of the land north of his house would require him to spend a lot of money moving dirt to make that work. He said he would rather just split the land like he is asking. After much discussion the board told Mike that they require 3 acres and cannot approve this request. Therefore, he would have to take this the Board of Adjustments since it will be under 3 acres. A variance application was given to Mike. He will fill it out and return it to the planning and zoning office at his convenience. Administrator Klinginsmith informed him the deadline for next month's BOA meeting would be December 28, 2021.



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Discussion/Action Land Zone Use (NE ¼ NW ¼ 31-14-9) Administrator Klinginsmith wanted to update the board on the new ownership of the old Martinsen Vet Clinic. The land was purchased by Eric Blase. Klinginsmith has received some calls wondering if there was going to be a feedlot put on this land. Administrator Klinginsmith said that due to the way the land is zoned and the number of acres there couldn't be a feedlot on this ground. When speaking with Eric Blase he mentioned that he planned to use the land as vet barn or a place to process cattle when they are brought in. Klinginsmith informed him that this would be allowed but the cattle wouldn't be able to stay there more than a few days. Administrator Klinginsmith told the board that she has spoken with Blase's attorney and they are aware of the county's regulations. The board agreed with Klinginsmith's comments.

Discussion/Action – Review of property in the NW ¼ 7-14-9 Administrator Klinginsmith updated the board on the property listed. A letter was sent to Dan Buhrman, landowner, on October 28, 2021 letting the owner know that he had until December 9, 2021 to get land cleaned up and trailer houses moved. Klinginsmith drove by the property on December 14, 2021 and only 1 of the 3 trailer homes were removed. The other 2 trailer houses haven't been removed. Another letter was sent to Buhrman on December 14, 2021 notifying him that he has until December 30, 2021 to get the area cleaned up. If not cleaned up by the 30th of December the case will be turned over to the County Attorney. Klinginsmith also let the board know that she has had calls about the trash and insulation that is being blown onto neighboring properties.

Discussion – animal units on A-1, A-2 and A-3 all in one parcel (NW ¼ N ½ SE ¼ 8-13-10) John and Ruth Ropp purchased some land and had come into the office to see what they were allowed to do on this land. The land is Zoned A-1, A-2 and A-3 all in the same parcel. The couple has mentioned that they would like to have a large number (900 head) of cattle (dairy or beef) or chickens on their land. Administrator Klinginsmith asked the board what their recommendation was since it is zoned like this. With the regulations as they stand the owners wouldn't be able to have the number of animals that they would like to have. After much discussion the board said that they would need more specific information from the land owner and what they would like to do before they can make a recommendation. Administrator Klinginsmith is to use the animal units per the zoned land until she has a detailed plan of what landowners are wanting to do.

A motion was made by Jeff Christensen to adjourn, Jack Reimers seconded the motions. Carried by unanimous voice vote. The next meeting is scheduled for January 19, 2022.

Jennifer Ostendorf
Planning & Zoning Secretary