



Howard Planning and Zoning Minutes



Howard County Planning & Zoning January 19, 2022

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th day of January 2022.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. 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 6 members present: Daryl Anderson, Randy Kauk, Kenneth Kozisek, Ron Kulwicki, Jack Reimers and Terry Spilinek. Absent members: Jeff Christensen, Chris Kosmicki, and Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator and Jennifer Ostendorf, Planning and Zoning Secretary. Members of the public were: Nancy Stutzman, Charles Stutzman, Wendy Stutzman, Serena Heermann Tylor Robinson, Bryan Robinson, Lynnette Marshall, Michael Happ, Rose Dixon and Jordan Robinson.

The agenda and minutes were mailed to the board members prior to the meeting. A motion was made by Ken Koziesk and seconded by Ron Kulwicki to approve the minutes from the December 15th, 2021 meeting. Motion carried by unanimous a voice vote.

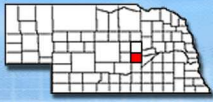
Administrator Klinginsmith let the board know she will be emailing quarterly, the Nebraska Planning Newsletter to all the board members. She also told the board that the Dan Buhrman property that they have discussed the last few months has been turned over to the County Attorney. If anyone has questions about this, please direct them to the Howard County Attorney's Office.

At 7:05 P.M. a Reorganizational meeting was held with election of officers. Chairman Spilinek asked for nominations for Chairman. Ken Koziesk made a motion to nominate **Terry Spilinek as Chairman**. Ron Kulwicki seconded the motion. Motion passed by unanimous voice vote. Chairman Spilinek asked for nominations for Vice Chairman. Ron Kulwicki made a motion to nominate **Jack Reimers as Vice Chairman**. It was seconded by Ken Koziesk. Motion was passed by a unanimous voice vote. Chairman Spilinek ask for nominations for Secretary. Ken Koziesk made a motion to nominate **Daryl Anderson as Secretary**. Motion was seconded by Jack Reimers. Motion passed with a unanimous voice vote.

Daryl Anderson, Ken Koziesk and Jack Reimers were reappointed for another 3-year term. Terry Spilinek was reappointed as the representative for the variance board of adjustments.

At 7:10 P.M. a public hearing for Wendy Stutzman single lot subdivision application by Charles and Nancy Stutzman landowner (NW ¼ SW ¼ 8-13-10) Charles and Nancy Stutzman were present to represent their application request. Charles informed the board that his daughter would like to place a manufactured house on this land. They are asking to subdivide off 3 acres so that she can place her house there. He mentioned that he has spoken with all of the neighbors that are living there and all of them are ok with the house being placed there. With no further discussion from the public in favor or against the public hearing was closed and opened for board discussion. Ken Kozisek made a motion and Jack Reimers seconded the motion to approve the Wendy Stutzman subdivision NW ¼ SW ¼ 8-13-10. Motion was carried by a 6-0 roll call vote.

At 7:15 P.M. a public hearing for Netters Outback single lot subdivision application by Lynnette Marshall landowner (SW ¼ 35-14-10) Lynnette Marshall was present to represent her application request. Lynnette told the board that she had gotten approval from the Variance Board of Adjustments to put a second house on her property in A-1. She had surveyed off land in the Northwest Corner of her property for a family member to place a house. The survey shows there is room for her to meet her 300' setback required by the variance approved in October 2021. There was a total 3 members of the public that voiced they were in favor of this subdivision. With no further discussion in favor or against the public hearing was closed and open for board discussion. Randy Kauk made a motion and Ron Kulwicki seconded the motion to approve Netter's Outback Subdivision application SW ¼ 35-14-10. Motion was carried by a 6-0 roll call vote.



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At 7:25 P.M. a public hearing for vacating Jarod Olson Subdivision for Jarod Olson landowner NE ¼ 6-14-11 Cherri Klinginsmith represented the request to vacate the subdivision. She shared that Jarod is planning to sell the house that is on this land. They plan to vacate this subdivision and re-subdivide the land to follow the farm ground. At this time, they are just vacating the subdivision and will re-subdivide at a later date. With no further discussion in favor or against the public hearing was closed and opened to the board. Ken Koziesk made a motion and Randy Kauk seconded the motion to approve vacating lot 1 Jarod Olsen Subdivision NE ¼ 6-14-11. Motion passed with a 6-0 roll call vote.

Discussion: Administrator Klinginsmith told the board that she had spoken with a couple different counties and the question about the fire safety in multi lot subdivisions. The question was what is the county's rule for water supply for fire department availability in the event of a fire? In parts of Howard County not all farmers have wells available to use as they irrigate from the irrigation district canal. Ron Kulwicki told the board that he is on the board for the St. Paul Volunteer Fire Department. He said that they have a meeting next month and he would bring it up and see what their suggestion would be. For now, if the county has a multi lot subdivision arise Administrator Klinginsmith will just recommend that they come up with a plan for water supply in the event of a fire.

Administrator Klinginsmith also said the road availability for multi-lot subdivisions was a question of someone who is trying to sell lots in a subdivision that was created several years ago. The property in question is subdivided but currently being farmed. Klinginsmith asked the board to think about if they would like to require roads to be built for multi-lot subdivisions as a condition of approval. No recommendation was made at this time.

With no further discussion Ron Kulwicki made motion and Randy Kauk seconded the motion to adjourn the meeting. Motion was passed by a unanimous voice vote.

Jennifer Ostendorf
Planning & Zoning Secretary