

Howard County Planning & Zoning

Agenda

August 16, 2023

1. Call to order – recognize Open Meeting Law – read the published notice of the meeting
2. Roll Call
3. Old Business
4. Administrator/Board Comments
5. Public Hearing -regarding amendments of Zoning Regulations for Wind Generator Facilities
6. Public Hearing- regarding amendments to Zoning Regulations to add Accessory Dwelling Units as a conditional use
7. Discussion -/Action on Standard Operating procedures, 911 Address Fees & Subdivisions
8. Discussion/Action on Amendments to Zoning Definitions: Adjacent
9. Discussion/Action on variance 3rd house in ¼ section
10. Tentatively next meeting date – September 20, 2023

Minutes

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of August 2023.

Chairman Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klingensmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 5 members present: Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Absent members: Jack Reimers, Dave Sack, Ron Kulwicki, Randy Kauk, & Dave Schroeder, County Attorney. Also present were Cherri Klingensmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning & Zoning Secretary. Members of the public were: Jordan Robinson, Tylor & Audrie Robinson, Nolan Wetzel, Brandt Bottelfson, Bryan Robinson and Mark Serbousek.

The agenda and minutes were mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Jeff Christensen to approve the minutes from the July 19, 2023 meeting. Motion carried by unanimous a voice vote.

Old Business: NONE

Administrator/Board Comments: NONE

Public hearing regarding the amendments of Zoning Regulations for Wind Generator

Facilities: Kerry Dale with American Wind power was available by speaker phone and Mark Serbousek were present. Kerry expressed to the board that he was happy that the board was willing to discuss this topic as he believes it important to put in safe regulations as renewable energy becomes more popular for residents to unitize. With no testimony in favor or against the public hearing was closed. Multiple board members spoke stating they thought that the regulations should stay the same because if they change them just for this instance then pretty soon they would have more people coming in to ask for regulations to change to fit their

projects. Chris Kosmicki stated that she was in agreement to keep them the same but would suggest that instead of allowing 2 towers per ¼ section that they change that to 1 tower per ¼ section. Mr. Dale asked Kosmicki why she felt that way and she simply stated that to her understanding there is no plans as of now on how to recycle the towers at the end of towers life and also that towers only last 12-15 years. Mr. Dale stated that for these towers that are being requested, which are much smaller than commercial towers there is options to be recycled and actually have several places in Missouri that towers can be taken to be recycled and also these towers last much more then 12-15 years. He said their life span in more like 50 years. After much discussion Chris Kosmicki made a motion to leave the wind generator regulations as they are and adding wording of, limiting wind generator towers to 1 tower per ¼ section (160 acres). Motion was seconded by Jeff Christensen and motion was passed with a 5-0 roll call vote. Finding of Fact attached.

Public hearing regarding the amendments of Zoning Regulations to add accessory Dwelling Units as a conditional use. The board open this public hearing by having discussion among themselves discussing several questions that board members had. After discussion Chairman Spilinek asked for testimony in favor with none he asked for testimony against. Tylor Robinson spoke against the amendments stating that he doesn't believe that the proposed changes follow the regulations of A-2 zoning. With no further discussion from the public the public hearing was closed and more discussion was had among the board. After much discussion Jeff Christensen moved to approve the amendments for accessory dwelling as printed. Removing 1b and 2b. Motion was seconded by Ken Kosisek and motion was denied by 0-5 roll call vote. Finding of Fact attached

Discussion -/Action on Standard Operating procedures, 911 Address Fees & Subdivisions
Administrator Klinginsmith presented some proposed changes to the standard operating procedure. Klinginsmith presented the board with a copy of the information that included the proposed amendments/additions in red. This will be added to next months agenda for the board to discuss more and vote on. There must be a 2/3 majority vote on this change. Next discussion was on 911 address and fees. Administrator Klinginsmith shared with the Board that she met with the commissioners on August 8th to discuss updating address signage for everyone in Howard County. Local Fire and EMS have had concerns about how hard it is to find places when they receive calls. The Emergency Manager has proposed that the County use new blue reflective signs at each address point. The County Commissioners and Local Fire Departments have asked if the board would be willing to increase the charge for zoning permits to help with the cost of this project. After much discussion Jeff Christensen moved to agree to the County putting 911 address signs at all residences and businesses. There will be an increase in costs for building permits. Chris Kosmicki seconded the motion and motion was passed with a 5-0 roll call vote. Finding of Fact attached.

Lastly Administrator Klinginsmith told the board that Howard Greeley stopped in her office and asked if it would be possible that they be contacted and shown the Plat before the application goes to the board? Administrator Klinginsmith has added a spot on zoning permits, single & multi-lot subdivision and Administrative subdivision applications for Howard Greeley to sign-off

on before anything can be approved by the zoning board. All board members were in favor of this.

Discussion/Action on Amendments to Zoning Definitions: Adjacent – The zoning board was presented a packet of information showing where the word adjacent is used in the regulations. It was mentioned in discussion that the last time the comprehensive plan and regulations were update was in 2015 with Hannah Keelan and a new update will need to be done by 2025. After much discussion among the board, it was decided that they need to have more time to review and possibly set up a work session to go thru all the information.

Discussion/Action on variance 3rd house in ¼ section – Nolan Wetzel was present to discuss with the board about allowing a possible 3rd house in a ¼ section. Nolan bought 9.9 acres from Eric Pollack in 2022. When purchasing the land Nolan didn't plan to build a house on it, however his dad has recently been diagnosed with cancer and would like to have a house for him to live in to be near by incase he would need help as he goes thru treatment. After discussion the board recommended that he take this to the variance board to seek approval from them.

With no further discussion Jeff Christensen moved to adjourn the meeting with Ken Kozisek seconding the motion. The motion was passed by a unanimous voice vote. Next Howard County Planning & Zoning meeting is tentatively scheduled for September 20, 2023 at 8 PM.

Jennifer Ostendorf
Planning & Zoning Secretary