

Howard County Planning & Zoning
February 21, 2024

AGENDA

1. Call to order –
2. Roll Call.
3. Old Business-
4. **Administrator / Board Comments:** NPZA Annual Conference March 6-8, 2024
5. **Public Comment** (Limit of 5 minutes)
6. **7:15 PM - Single-Lot Subdivision Application by John & Ruth NW ¼ Sec. 8-T13N-R10W**
7:25 PM - Conditional Use Permit Application by John & Ruth Ropp for the startup of a Church,
7. **Cemetery, Community Center and School building for home schooling NW ¼ Sec. 8-T13N-R10W**
8. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 21st day of February 2024.

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, Dave Sack, Jack Reimers, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Absent members: Randy Kauk, Ron Kulwicki, Kenneth Kozisek. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator and Jennifer Ostendorf, Planning and Zoning Secretary. Dave Schroeder, County Attorney was absent. Members of the public were: Tylor Robinson, John Ropp, LaWayne Yoder, Jesse Yoder, and Wendy Stutzman

The agenda and minutes were E-mailed and 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 from the January 17, 2024 meeting. Motion carried by unanimous a voice vote.

Old Business: Administrator Klinginsmith informed the board that the commissioners approved the wording of the odor footprint, the Stepanek Verizon Tower and they also approved the board to go with Marvin Planning & Associates to update comprehensive plan and regulations.

Administrator/Board Comments: Administrator Klinginsmith told the board that the NPZA (Nebraska Planning Zoning Association) conference will be held March 6-8 in Kearney. If they would like to attend, please let her know. Registration and hotel are covered by the Planning & Zoning Office. Also, Administrator Klinginsmith updated the board on the Blasé feedlots. NDEE has found him to be noncompliant and has given him until May to get the cattle out of Lots 4-11. Cattle must remain out of these pens until he meets NDEE's regulations. NDEE must sign off on allowing cattle back in pens.

Public Comment: Jack asked if shipping containers need to need a zoning permit. Administrator Klinginsmith said that if there is electricity put in them a permit is required.

Single-Lot Subdivision Application by John & Ruth NW ¼ Sec. 8-T13N-R10W

John Ropp was present to present to the board. The land they would like to have the cemetery and school/church on was surveyed off and came up with 7.2 acres. Chairman Spilinek opened the public hearing. With no testimony in favor or against the public hearing was closed. With no further discussion among the board Dave Sack made a motion to approve the Ropp Subdivision as presented. Motion was carried with a 6-0 roll call vote. Finding of Fact attached. Daryl Anderson – yes, Jeff Christensen – yes, Chris Kosmicki – yes, Jack Reimers – yes, Dave Sack – yes, & Terry Spilinek – yes

Noted: Land is zoned A-3 however it is not in the floodplain.

Conditional Use Permit Application by John & Ruth Ropp for the startup of a Church, Cemetery, Community Center and School building for home schooling NW ¼ Sec. 8-T13N-R10W

– John Ropp was present to present to the board. He stated that as mentioned earlier that per the request of the board they had the land surveyed to show setbacks and plan. Chairman Spilinek opened the public hearing. With no testimony in favor or against the public hearing was closed. Administrator Klinginsmith mentioned to Mr. Ropp that if this is approved, they will have to file a registry form with state for cemetery as well as follow state guidelines for homeschool. With no further discussion among the board Dave Sack made a motion to approve the Ropp Subdivision as presented. Motion was carried with a 6-0 roll call vote. Finding of Fact attached. Daryl Anderson – yes, Jeff Christensen – yes, Chris Kosmicki – yes, Jack Reimers – yes, Dave Sack – yes, & Terry Spilinek – yes.

With no further discussion Dave Sack moved to adjourn the meeting with Chris Kosmicki seconding the motion. Motion was passed with a unanimous voice vote. The next Howard County Planning & Zoning meeting is tentively scheduled for March 20, 2024.