

AGENDA

Planning & Zoning Meeting November 20, 2024

Call to order

Roll Call

Minutes

Old Business- Vet Clinic/Working Facility update

Administrator / Board Comments:

Public Comment

Public Hearing to vacate CSJ Administrative Subdivision by CSJ Farms located NW ¼ Section 9, Township 15N, Range 11W.

Public hearing for single lot subdivision application by CSJ Farms, to be named CSJ 2nd Subdivision located SW ¼ Section 9, Township 15N, Range 11W.

Discussion & Possible Action: Blasé Feedlots

Discussion & Possible Action: Comprehensive Plan Discussion with Keith Marvin from Marvin Planning Consultants, Inc.

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th day of November 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 8 members present: Daryl Anderson, Jack Reimers, Jeff Christensen, Chris Kosmicki, Terry Spilinek, Kenneth Kozisek, Ron Kulwicki and Dave Sack. Absent member was Randy Kauk. 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 James Gdanitz, Cassidy VanMeter, Spotanski, Gunnar Brehhammer, Lee Jacobsen, Keith Marvin and Spencer Lemon.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Jack Reimers and seconded by Dave Sack to approve the minutes from the September 19, 2024 meeting. Motion carried by unanimous voice vote.

Old Business- Vet Clinic/Working Facility update – Administrator Klinginsmith updated the board on the vet clinic/Working facility. Klinginsmith informed the board that NDEE had visited the facility on October 9th 2024. While they were there, there was 100 cattle in the pens and they didn't see any issues during their visit. Klinginsmith also told the board that there have been some verbal complaints to both her and the County Commissioners.

Administrator Klinginsmith also informed the board that she will be attending a Flood Plain meeting on November 21st in Lincoln. In regards to the Flood Plain, she has been looking into the grants present to help landowners who were affected by the flooding in the area this past summer. There are certain stipulations to be eligible for this grant. Administrator Klinginsmith stated there is one resident that she is working with to do a (SDE) Substantial Damage Estimate Report.

Public Hearing to vacate CSJ Administrative Subdivision by CSJ Farms located NW ¼ Section 9, Township 15N, Range 11W. – Chairman Spilinek opened the public hearing. Lee Jacobsen was present and Administrator Klinginsmith represented the request. Klinginsmith explained to the board that there use to be a house on this property, however it was hit by the tornado last April. The landowner does not plan to rebuild the house so would like to vacate this subdivision. Chairman Spilinek asked for testimony

in favor or against. With none, the public hearing was closed. After discussion among the board Dave Sack moved to approved to vacate CSJ Administrative Subdivision by CSJ Farms located NW ¼ Section 9 Township 15N Range 11W. Chris Kosmicki seconded the motion. Motion was approved by 8-0 roll call vote. Finding of Fact Attached YES - Daryl Anderson, Jack Reimers, Jeff Christensen, Chris Kosmicki, Terry Spilinek, Kenneth Kozisek, Ron Kulwicki and Dave Sack

Public hearing for single lot subdivision application by CSJ Farms, to be named CSJ 2nd Subdivision located SW ¼ Section 9, Township 15N, Range 11W. – Chairman Spilinek opened the public hearing. Lee Jacobsen was present and Administrator Klinginsmith represented the request. Klinginsmith explained to the board that the land owner would like to subdivide this piece to build a building and possibly a house in the future. Chairman Spilinek asked for testimony in favor or against. With none, the public hearing was closed. After discussion among the board Jack Reimers moved to approved to CSJ Farms, to be named CSJ 2nd Subdivision located SW ¼ Section 9, Township 15N, Range 11W. Daryl Anderson seconded the motion. Motion was approved by 8-0 roll call vote. Finding of Fact Attached YES - Daryl Anderson, Jack Reimers, Jeff Christensen, Chris Kosmicki, Terry Spilinek, Kenneth Kozisek, Ron Kulwicki and Dave Sack

Discussion & Possible Action: Comprehensive Plan Discussion with Keith Marvin from Marvin Planning Consultants, Inc. – Keith Marvin and Spencer Lemon with Marvin Planning Consultants were present to present to the board about the process for updating the Comprehensive Plan and Howard County Planning & Zoning Regulations. He encouraged the board to think of any questions or areas that they would like him to address. Marvin Planning and Associates will plan to do a town hall meeting to open this up to the public to get their input on some issues they think might need to be looked at. That meeting will be held on January 15, 2025 at 5:30 PM with a snow date of January 21, 2025.

Discussion & Possible Action: Blasé Feedlots – Administrator Klinginsmith informed the board that she received a Consent Order from NDEE and we need to know where to go from here if there is possible legal action to take. With this being said Jeff Christensen moved to go into executive session at 8:14 PM and Jack Reimers seconded the motion. Administrator Klinginsmith, Daryl Anderson, Jack Reimers, Jeff Christensen, Chris Kosmicki, Terry Spilinek, Kenneth Kozisek, Ron Kulwicki and Dave Sack were present in the executive session. At 8:37 PM the board came out of Executive session with no action taken. Dave Sack moved to end the executive session and Ron Kulwicki seconded the motion.

Ken Kozisek made a motion, due to non-compliance with NDEE to revoke all farm feedlots owned by Adam Livestock Section 17-T14N-R9W Allen Blasé Livestock Section 21-T14N-R9W, Eric Blasé Livestock Section 16-T14N-R9W, Lawrence Livestock Section 17-T14N-R9W, Lawrence Livestock (School Lands) Section 16-T14N-R9W and Terry's North Section 21-T14N-R11W. Dave Sack Seconded the motion.

Motion was approved by 8-0 roll call vote. YES - Daryl Anderson, Jack Reimers, Jeff Christensen, Chris Kosmicki, Terry Spilinek, Kenneth Kozisek, Ron Kulwicki and Dave Sack. Administrator Klinginsmith will send the order in writing to Blasé attorney, Gunnar Brehhammer.

With no further discussion Dave Sack moved to adjourn the meeting with Ron Kulwicki seconding the motion. The motion was passed with a unanimous voice vote.

Next scheduled meeting is set for January 15, 2025

Jennifer Ostendorf
Planning & Zoning Secretary