

AGENDA
Planning & Zoning Meeting March 26, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the January 15, 2025 Meeting.
3. **Old Business- Blasé Feedlots – Commissioner Meeting 1/28/25**
4. **Administrator / Board Comments:** NPZA Annual Conference March 5th-7th 2025
5. **Public Comment**
6. **Rezoning Application by Blasé Co. LLC Eric Blasé owner NW ¼ Section 31 T14 R9W**
7. **Application for Conditional Use Permit to sell trailers on pivot corner of SW ¼ Section 34-T13-R11W**
8. **Discussion & Possible Action – Horse Training Facility in A-2 (Home Occupation or CUP)**
9. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 26th day of March 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 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, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Absent members were Ron Kulwicki, Randy Kauk, Jack Reimers. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, County Attorney. Members of the public were: Kenny Kohlhof, Dick Hadenfeldt, Brian Timmons, Alan Griebel, Nate Timmons, Eric Pollock, Leo Goodwin, David Rasmussen, Gunner Buchhammer, and Cassidy Van Meter.

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 Daryl Anderson to approve the minutes from the January 15, 2025 meeting. Motion carried by unanimous a voice vote.

Old Business: Blasé Feedlots – Administrator Klinginsmith updated the board on the meeting on January 28, 2025 with Howard County Commissioners. Since the Blasé Feedlots were put on the Howard County Commissioner Agenda as an update there was only discussion had. Klinginsmith updated the commissioners that the zoning board asked Blasé Feedlots to apply for a CUP to become a Class 1 feedlot. This would help some of the issues of the cattle pens and would also allow them to have more cattle in feedlot. NDEE would become involved and make sure the run off is under control. Klinginsmith also mentioned she has spoken with NDEE lawyer about this request and has been working to offer ideas so that there would be no nuisance easement waivers if applied for CUP.

Administrator/Board Comments: Administrator Klinginsmith told the board that she attended the NPZA conference in Kearney. She said it was a good conference with a lot of great information.

Public Comment: None

Rezoning Application by Blasé Co. LLC Eric Blasé owner NW ¼ Section 31 T14 R9W – Gunner Buchhammer was present to represent the request on behalf of Blasé Co. LLC. Gunner just stated that they have had issues with zoning regulations in the past at this location so to help with those issues they have decided it would be best to rezone to A-2 and sell the property. Chairman Spilinek asked for testimony in favor with no one speaking in favor. Spilinek asked for testimony in opposition and Nate Timmons spoke up with his adjoining land being farm ground he is worried if it is sold at residential, he may have issues with some of the farming practices he does. He said he currently has a neighbor with grapes and that hinders some of his practices now. Brian Timmons spoke about wondering how land could be rezoned with a commercial billboard on the land. With no further testimony in favor or against the public hearing was closed. After discussion among the board Dave Sack moved to approve the rezone application by Blasé Co LLC. Daryl Anderson seconded the motion. The motion was passed by a 6-0 roll call vote. Yes - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Finding of Fact attached.

Application for Conditional Use Permit to sell trailers on pivot corner of SW ¼ Section 34-T13-R11W Kenneth Kohlhof was present to represent his request. Ken has his dealer license to sell semi-trailers. He recently took on a couple companies to sell trailers and would like to be able to park and sell the trailers on his land. He said trailers would be parked on the pivot corner and if they needed to work on the trailers they would do so at his feedlot or and his house. Chairman Spilinek asked for testimony in favor or against. Both Dick Hadenfeldt and Dave Rasmussen both spoke in favor of this. Eric Pollock and Leo Goodwin spoke in opposition of this. Both Pollock and Goodwin are worried about the road not being able to handle the traffic. Pollock stated that the road is already tore up from him hauling the manure that he has a CUP to store across the road. Board members told both Pollock and Goodwin that road issue would need to be brought up to commissioners. With no other testimony in favor or against the public hearing was closed. After discussion among the board Daryl Anderson moved to approve the Conditional Use Permit Application with two conditions. 1.) Maximum of 15 trailers can be parked on land for sale. 2.) Must maintain a dealer's license or the CUP will become null and void. Motion was seconded by Chris Kosmicki. The motion was passed by a 6-0 roll call vote. Yes - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Finding of Fact attached.

Discussion & Possible Action – Horse Training Facility in A-2 (Home Occupation or CUP) - Administrator Klinginsmith discussed with the board a question asked about two different properties. First property is Blasé Processing facility that was discussed tonight and second property is in A-1 in the Dannebrog area. It was asked if someone would be able to have a horse training facility and living space there. This would include 10-20 horses and 10 or so head of cattle for roping on 10 acres of land. Klinginsmith confirmed with the board on either piece of property a conditional use permit would be required.

With no further discussion Dave Sack moved to adjourn meeting with Jeff Christensen seconding the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf
P&Z Secretary