

AGENDA
Planning & Zoning Meeting May 21, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the April 16, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Conditional Use Permit application for a Horse Training facility by Adam Donaldson & Eric Blasé. NE ¼ NW ¼ Section 31 Township 14N Range 9W**
7. **Discussion & Possible Action** – Complaint

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 21st day of May 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 7 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, and Terry Spilinek. Absent members were Randy Kauk and Ron Kulwicki. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, County Attorney. Members of the public were: Adam Donaldson, Linna Dee Donaldson, Matt Rief and Adam Spotanski.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Dave Sack and seconded by Chris Kosmicki to approve the minutes from the April 16, 2025 meeting. Motion carried by unanimous a voice vote.

Old Business: Administrator Klinginsmith updated the board stating that the Howard County Commissioners approved on May 13, 2025 the 5 Over U Subdivision by Philip and Tracey Lukasiewicz and they also approved on April 22, 2025 the map change of the old Martinson Vet clinic/Blasé Processing Facility parcel by Eric Blasé from I-1 (Light industrial) to A-2 (Residential).

Administrator / Board Comments: none

Public Comment: none

Conditional Use Permit application for a Horse Training facility by Adam Donaldson & Eric Blasé. NE ¼ NW ¼ Section 31 Township 14N Range 9W Adam Donaldson was present to represent his request. Adam told the board that he plans to train horses at this facility. He is asking to be allowed 3 animals per acre instead of the 1 animal. He said he plans to have horses in training and most of them would be inside and then have some roping steers to use for training purposes. Chairman Spilinek asked for testimony in favor, seeing none he then asked for testimony against. Matt Rief spoke stating he just had a few questions. Matt asked Donaldson what his plans were for the dirt area east of the existing

building? Donaldson stated that he plans to use part of the area to build a indoor arena and part of it for an outdoor arena. The rest he plans to plant into grass. Rief also asked if any animals would be dry lotted? Donaldson stated he plans to keep the pens to the south of building that are already there but other than arena he plans to have grass planted. Rief stated to the board that when making the terms of the permit he would like to have a term be that vegetation must be established to help with the dust issues. Adam Spotanski was present and spoke stating that he was not in favor of this as the last time something was granted for use here it was misused and caused a lot of issues. He was worried that this would be the same issue. After much discussion it was clarified that Eric Blasé is selling the property and the sale of the property is contingent on the approval of this CUP. Eric Blasé will have no ownership of this property once sale is complete, so it will just be Donaldson's operation. It was also clarified that there are steps in place that if the CUP permit terms are not followed that the permit will be taken away and business would have to cease. After the clarification Spotanski stated that if these steps were followed, he wouldn't have an issue. With no further testimony the public hearing was closed and discussion among the board was had. After much discussion Dave Sack moved to approve the application by Adam Donaldson and Eric Blasé for a horse training facility subject to the conditions, maximum of 30 head of livestock and the establishment of vegetation in any area practical east of the residence (map attached). Approval for 1 year, renewable. Chris Kosmicki seconded the motion. Motion was passed with a 7-0 roll call vote. Finding of Fact Attached. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, and Terry Spilinek

Discussion/Possible Action – Complaint – A complaint was filed by Jake and Amber Dizmang against Bob and Kathy Hirschman. A copy of the complaint was emailed and mailed the board for their review. The complaint was about the feedlot near the Dizmang's property. After a thorough review of the complaint Administrator Klinginsmith told the board that she didn't find the Hirschman's at fault in any way. In discussion the board agreed with Administrator Klinginsmith. Both parties were informed of the decision and both were given a copy of Klinginsmith's findings. A copy of the complaint and findings were also emailed to Jordan Jaeger at NDEE.

With no further discussion Jack Reimers moved to adjourn the meeting with Dave Sack seconding the motion. Motion was passed with a unanimous voice vote. Next meeting is tentatively scheduled for June 18, 2025.

Jennifer Ostendorf
Planning & Zoning Secretary