

**AGENDA**  
**Planning & Zoning Meeting August 20, 2025**

1. **8:00 P.M.** – Call to order – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the July 16, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **8:10 PM – Public hearing for renewal of Conditional Use Permit by John Ropp, requesting to have 1000 calves weighing less than 500 lbs, located S ½ NW ¼ Section 8-T13N-R10W**
7. **8:20 PM –Preliminary Public hearing for multi-lot subdivision, Meadow View Estates, land owner Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W**
8. **Adjournment**

**MINUTES**

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20<sup>th</sup> day of August 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 8 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Randy Kauk was absent. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta Howard County Attorney. Members of the public were: John Ropp, Mari Boehler and Harvey Thiessen

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 Ron Kulwicki to approve the minutes from the July 16, 2025 meeting. Motion carried by a unanimous voice vote.

**Old Business:** none

**Administrator / Board Comments:** none

**Public Comment:** none

**Public hearing for renewal of Conditional Use Permit by John Ropp, requesting to have 1000 calves weighing less than 500 lbs, located S ½ NW ¼ Section 8-T13N-R10W** John Ropp was present to represent the request. John told the board that he doesn't plan to change how he is doing things. He stated that he hasn't heard of any complaints in the last year that he has been housing the cattle. Administrator Klinginsmith also noted that she and Howard County Commissioners have not had any reported complaints with John Ropp's operation. Chairman Spilinek asked for testimony in favor or against, with no testimony the public hearing was closed. The board asked where cattle were located and Ropp stated that 300 are in covered shed, 300 in north pen and 300 in south pen to the north of the

covered shed. Administrator noted that an updated feeding boundary will be placed and new farm odor footprint due to the current one is not where the pens are located. Also, NDWEE (Nebraska Department of Water and Environmental Energy) touched base with Mr. Ropp and will be stopping out around Sept 1<sup>st</sup> for review. With no further discussion Daryl Anderson moved to approve the renewal of the Conditional Use Permit for Kimball Kalf Ranch, owner John Ropp to have up to 1000 head of cattle that are 500 pounds or less with no expiration date unless there comes a time, he is not following the guidelines. Ken Kozisek seconded the motion. Motion was pass by an 8-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

**Preliminary Public hearing for multi-lot subdivision, Meadow View Estates, land owner Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W** Mari Boehler was present to represent her request. Mari shared with the board that they would like to split the land that they have into 4- 3 acre lots to sell. They plan to keep the back portion of the property to build on themselves in the future. Chairman Spilinek asked the public for testimony in favor or against. With none, the public hearing was closed. After discussion among the board Dave Sack moved to approved the preliminary plat for Meadow View Estates by Mari Boehler. Ron Kulwicki seconded the motion. Motion was pass by an 8-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

With no further discussion Chris Kosmicki moved to adjourn the meeting and Ron Kulwicki seconded the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf  
Planning & Zoning Secretary