

## AGENDA

### Planning & Zoning Meeting September 17, 2025

1. **Call to order** – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the August 20, 2025 Meeting.
3. **Old Business**- Blasé feedlot update
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Public hearing for a single lot subdivision application for MG Second Subdivision by Elizabeth Gardino located SE ¼ Section 20-T13N-R9W**
7. **Final Public hearing for multi-lot subdivision, Meadow View Estates, land owner Justin & Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W**
8. **Conditional Use Permit Application by Daniel & Shannon Bergman, requesting one (1) or two (2) RV's to be used for living quarters during home construction for up to 1 year, located in Lot 1 Jansen Shores Subdivision, W ½ NW ¼ of Section 21, Township 15N, Range 10W**
9. **Discussion and Action to approve the updated farm feedlot for Kimball Kalf Ranch.**

## MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 17<sup>th</sup> day of September 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, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Randy Kauk and Dave Sack were 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: Daniel Bergman, Liz Gardino, Mark Starkey, Jack Steffes, Deb Smith, Dave Klinginsmith, and Jim Potter.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Ron Kulwicki and seconded by Chris Kosmicki to approve the minutes from the August 20, 2025 meeting. Motion carried by a unanimous voice vote.

**Old Business:** Blasé feedlot update – Administrator Klinginsmith updated the board that County Attorney Heather Sikyta and Administrator Klinginsmith met with the county commissioners about the ongoing issues with Blasé Feedlots. It was requested to the commissioners to approved a letter to be sent requiring a Conditional Use Permit for a Class 1 feed lot or to remove all cattle by October 28<sup>th</sup>. This request was approved by the Howard County Commissioners and letter was sent. NDWEE is also planning to meet with Eric Blasé on September 18<sup>th</sup> and after that meeting NDWEE will then set up a time to meet with Administrator Klinginsmith and County Attorney Heather Sikyta to discuss what their finding were when meeting at the Blasé Feedlots.

**Administrator / Board Comments:** Marving Planning Associates called and are planning to have some information for board to review and discuss at the November meeting. They will be in touch with Administrator Klinginsmith if they have any questions.

**Public Comment:** none

**Public hearing for a single lot subdivision application for MG Second Subdivision by Elizabeth Gardino located SE ¼ Section 20-T13N-R9W** Liz Gardino was present to represent the request for the subdivision. Liz stated that their plan was to purchase the land to add to their current subdivision. There is an old house on this parcel that they plan to fix up and move into. She stated this land will be of use to them when they move onto the property. Chairman Spilinek asked for testimony in favor or against, with no testimony the public hearing was closed. After discussion among the board Ken Kozisek moved to approve the application for MG Subdivision with Ron Kulwicki seconding the motion. Motion was passed with a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

**Final Public hearing for multi-lot subdivision, Meadow View Estates, land owner Justin & Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W** Mari Boehler called to let Administrator Klinginsmith know she couldn't make the meeting because their child was in the hospital. Administrator Klinginsmith was present to represent her request. Cherri 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. She also mentioned that she spoke with Howard Greeley to make sure that they were ok for their electrical plan for the subdivision. Howard Greeley approved their plan. Chairman Spilinek asked the public for testimony in favor or against. With none, the public hearing was closed. After discussion among the board Chris Kosmicki moved to approved the final plat for Meadow View Estates by Mari Boehler. Daryl Anderson seconded the motion. Motion was pass by a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

**Conditional Use Permit Application by Daniel & Shannon Bergman, requesting one or two (2) RV's to be used for living quarters during home construction for up to 1 year, located in Lot 1 Jansen Shores Subdivision, W ½ NW ¼ of Section 21, Township 15N, Range 10W** Daniel Bergman was present to represent his request. Daniel told the board that they are working on getting house built and have been slower than they planned due to his wife having health problems. Daniel stated that the blocks are there to lay the foundation and building is ready to be delivered when foundation is ready. Septic will be put in when the building is placed. Chairman Spilinek asked for testimony in favor, seeing none he asked for testimony against the request. Three members of the public were there to speak against the request stating that the place is not well kept, projects are not getting completed and that he has had a year to do this with not a lot of progress. With nothing further, the public hearing was closed and discussion among the board was had. Board member Jeff Christensen informed the public that the statements they made had nothing to do with what is brought before them tonight. Tonight, they can vote on if they want to extend the CUP to allow Mr. Bergam to live in campers for and extended time than he was already given. After much discussion Ken moved to extend the Condition Use Permit until January 1, 2026 and after that deadline if house is not complete, he would not be able to live in

the campers on the property. Motion was seconded by Ron Kulwicki. Motion was pass by a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

**Discussion and Action to approve the updated farm feedlot for Kimball Kalf Ranch.** Administrator Klinginsmith just showed the board that GIS has been updated with the new odor footprint discussed at last months meeting to show the true feeding area of Kimball Kalf Ranch pen.

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

Next Howard County Planning & Zoning Meeting is tentatively set for November 19, 2025 at 7:00 PM.

Jennifer Ostendorf  
Planning & Zoning Secretary