

AGENDA

Planning & Zoning Meeting November 19, 2025

1. **Call to order** – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the September 17, 2025 Meeting.
3. **Old Business - vacate 5 Over U Subdivision due to not filing**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Public hearing for a Vacate Plat SW ¼ NW ¼ of Section 14-T15N-R10W**
7. **Public hearing on a Conditional Use Permit application by Eric Blasé & Adam Blasé requesting a Class I Commercial Feeding Operation (501-2500 Animal Units) located in the E ½ of Section 17, Township 14N, Range 9W and the SW ¼ of Section 16, Township 14N, Range 9W**
8. **Discussion and possible action - update – new farm odor footprint**
9. **Discussion and possible action – Brad Morse – setbacks – possible variance request**
10. **Discussion and possible action – review regulation to put moratorium on Energy Element Regulation.**
11. **Discussion and possible action- Review of updated Comprehensive Plan Materials.**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th day of November 2025.

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, Kenneth Kozisek, Jeff Christensen, Dave Sack, 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: Melanie & Kelly Soper, Jeff & Lisa Suck, Cassidy Van Meter, Gunner Buchhammer, Chris Kreikemeier, Nate Timmons, Dale & Deb Rasmussen, Betty Dvorak, Bob Dvorak, Wayne & Stacey McIntosh, Jeff & Stacey Vogel, Reily Santin, Mike McCellen, Keith Marvin and new associate Case with Marvin Planning Consultants along with Mason Herman who joined in on zoom.

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 Ron Kulwicki to approve the minutes from the September 19, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business – Administrator Klinginsmith updated the board on the vacation on 5 Over U Subdivision. This was vacated because the landowners decided to go a different direction so they didn't file the approved subdivision. The vacation of the subdivision was completed on November 12, 2025.

Administrator Comment – Administrator Klinginsmith updated the board on the NPZA Fall workshop meetings and let them know that she will be sharing a link of the recordings if the board would like to go review the meeting in their free time.

Public hearing for a Vacate Plat SW ¼ NW ¼ of Section 14-T15N-R10W. Chairman Spilinek opened the public hearing at 7:05 p.m. Dale and Deb Rasmussen were present to represent their request. Dale states that this was originally subdivided because their son wanted to build on land, however his plans have changed and so they would like to vacate this subdivision so that he isn't stuck paying the taxes on all the buildings now that his plans have changed. Chairman Spilinek asked the public if there was any testimony

in favor or against this request. With none the public hearing was closed. Discussion among the board was had and Dave Sack moved to approve the application to vacate the existing Rasmussen & Sons subdivision consisting of 14.54 acres in NW ¼ NW ¼ Section 14-T15N-10W. Ron Kulwicki seconded the motion. Motion was approved by an 8-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Public hearing on a Conditional Use Permit application by Eric Blasé & Adam Blasé requesting a Class I Commercial Feeding Operation (501-2500 Animal Units) located in the E ½ of Section 17, Township 14N, Range 9W and the SW ¼ of Section 16, Township 14N, Range 9W Chairman Spilinek opened the public hearing at 7:10 p.m. Chris Kreikemeier, Cassidy Van Meter, & Gunner Buchhammer were present to represent the request on behalf of land owners. Mr. Kreikemeier explained to the board the he was recently brought on as the engineer for the project and reviewed a packet of information that Ms. VanMeier shared with the board members. This packet showed that the number of corner pens were being reduced, the topographical lay of land they plan to use, a grading report and a September 29, 2025 report from NDWEE. Chairman Spilinek asked if there was any testimony in favor of request, seeing none he asked if there was any testimony against the request. Jeff Suck, Jeff Vogel, Nathan Timmons, Riley Santin, Mike McClellan and Lisa Suck all spoke against the request. All of the public members were in agreement stating that the smell is awful, flies are bad in summer, gravel roads are in poor shape from how operation is using them, run-off has been an issue for several years, landowners haven't followed any of rules stated by zoning board and that field is over grazed so the sand is constantly blowing causing problems as well. After hearing all of the public statements, Chairman Spilinek closed the public hearing. Jeff Christensen asked Blasé representatives if NDWEE has been out since the September 29, 2025. It was noted that they have been out one more time since then, however Chris Kreikemeier checked online on November 19, 2025 for that report and it is not available online yet. Jack Reimers asked with the pens being spread out, how they plan to transfer and move the cattle? Chris Krakmeier reported that there are alley ways on the property that they use from pen to pen but would ultimately have to cross the road to get cattle across to the load out pen or hospital pen. Chris Kosmicki noted that the board has concerns about using the road to move cattle or unload cattle, if emergency they road would be blocked and possibly hinder emergency personnel getting thru. Terry Spilinek asked if along Denton Rd where all the water was standing, if that is all fixed? The representatives thought most of it was taken care of now. Terry also mentioned that in the several years that we have been dealing with this situation not once has any of the landowners or business owner came to one of the meetings. Multiple board members mentioned that there isn't trust that things will get fixed the way they need to because it has been several years of empty promises. Dave Sack asked if there are cattle there now. Cassidy Van Meter states that there is about 1000 head there. Dave Sack mentioned that per previous discussions there wasn't supposed to be cattle there until CUP was approved, why do cattle keeping coming in? Jeff Christensen asked about the consent order and mentioned since the consent order is not completed he wouldn't vote to approve anything more because to many times there have been empty promises. Gunner Buchhammer informed the board that the consent order is close to being finished but NDWEE has not completed it yet. After much discussion the board members agreed that they didn't think they should move forward before the consent order is complete. Before the board made a motion or voted on anything Administrator Klinginsmith told the board whatever they decide to make sure to have a timeline for what they want and that they don't have to wait on NDWEE to complete their plan to complete what the board wants, they need to make a decision. Discussion was had to remove all cattle until they have a plan and it is approved. Jack Reimers moved to table the CUP until a detailed site plan is available – next hearing will be January 2026. All cattle are to be removed in 30 days; Dave Sack seconded the motion. Motion passed with an 8-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave

Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Ken Kozisek noted to the Blasé representatives that he understands this may put them in a pickle but it is a pickle that was a pickle that they created themselves.

Discussion and possible action - update – new farm odor footprint Administrator Klinginsmith made the board aware of a new farm feedlot/odor footprint which she approved for Clark Ritz. The board members were okay with the addition.

Discussion and possible action – review regulation to put moratorium on Energy Element Regulation.

The County Attorney, Heather Sikyta drew up a moratorium, due to the planning & zoning updating the comprehensive plan and regulations. The zoning board reviewed. Jack Reimers moved to recommend the proposed moratorium for any and all permits on solar and wind energy projects. Motion seconded by Dave Sack. Motion was passed by 8-0 roll call vote. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Discussion and possible action- Review of updated Comprehensive Plan Materials Keith Marvin, and Case were present, Mason Herman, was present via zoom to review the draft Comprehensive Plan prepared by Marvin Planning Consultants (MPC). Case is continuing work on the village-specific information and anticipates having those sections completed prior to the next meeting. MPC presented the draft materials to the Board and responded to questions. They will incorporate the feedback provided and prepare updated documents. A follow-up meeting is planned for January, allowing Board members additional time to review the materials in detail.

With no further business, Ron Kulwicki moved to adjourn the meeting, and Jack Reimers seconded the motion. The motion passed unanimously by voice vote.

The next meeting is tentatively scheduled for January 21, 2026.

Jennifer Ostendorf

Planning & Zoning Secretary