

AGENDA
Planning & Zoning Meeting March 18, 2026

1. **Call to order** – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** –
3. **Minutes** - Approval of minutes of the February 18, 2026 Meeting.
4. **Old Business** –
5. **Administrator / Board Comments:**
6. **Public Comment** (Limit of 5 minutes)
7. **Discussion and possible action: Review Comprehensive Plan with Marvin Planning & Associates**
8. **Discussion and possible action: possible rezone in Elba**
9. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18th day of March 2026.

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 7 members present: Daryl Anderson, Ron Kulwicki, Dave Sack, Kenneth Kozisek, Jack Reimers, Jeff Christensen and Terry Spilinek. Absent members were Chris Kosmicki and Randy Kauk. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary. Heather Sikyta, Howard County Attorney was absent. Members of the public were: Keith Marvin, Cayce Chandler of Marvin Planning Consultants, Mason Herrman, also with MPC (Via Zoom), Marla Mason, Dakota Wolinski of Elba Village, Russell Jensen, Paul Janulewicz of Boelus Village and Tracy Lukasiewicz, of Farwell Village.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Jack Reimers and seconded by Ron Kulwicki to approve the minutes from the February 18, 2026 meeting. Motion carried by unanimous a voice vote.

Old Business – Administrator Klinginsmith presented Dave Sack with the Carol Swayne award that he received at the NPZA Conference in Kearney. Dave was appointed to the Howard County Zoning board in 1997. (In celebration of Carol Swayne, NPZA has created the Carol Swayne Planning Commissioner Award. Swayne was a past president of NPZA and broke a mold when she became the first non-professional planner to serve on the board of directors of the American Planning Association. She was a 30-year member of the Bellevue Planning Commission and recipient of the first (1999) Loretta Ludemann Excellence in Planning by a Nebraska Woman Award. Carol Swayne's dedication to good planning in her years of service to the City of Bellevue and the NPZA Board serves as an inspiration to other planning commissioners throughout the state. <https://npza.org/awards/carol-swayne/>

Thank you, Dave, for your service to our county.

Discussion and possible action: Review Comprehensive Plan with Marvin Planning & Associates – Keith Marvin and his associates were present to discuss the drafts of the Howard County Comprehensive Plans as well as all the County Village Comprehensive Plans. He first started by handing out the village comprehensive plans to the respective village members present. He answered any questions they had and told them he would give them a couple of months to review them with their village boards. He mentions if they see any changes or have questions to get them to the Planning & Zoning Office and they will get him the information. With no further questions from the villages, he moved on to going over the County's Plan that the board has had to review for a few months. Several questions were asked and great discussion was had between the board members. Keith and his associated will go back and work on the changes discussed and get back to Administrator Klinginsmith.

Discussion and possible action: possible rezone in Elba – Administrator Klinginsmith had someone call about a property in Elba that is zoned commercial; however, they would like to purchase the building to live in it. When they went to get financing from the bank, they are only able to get a residential home loan and with the property being zoned commercial, financing is a problem. Administrator Klinginsmith told them that the county and villages do not spot zone so would be unable to rezone the property. That parcel in the past has been run as a commercial building with living quarters above on 2nd floor. This would still be allowed if the applicants are able to pursue purchasing the property. The board agrees with Administrator Klinginsmith and discussion ceased.

With no further business Ron Kulwicki moved to adjourn the meeting with Dave Sack seconding the motion. Motion passed with a unanimous voice vote.

Then next Howard County Planning & Zoning meeting is tentatively planned for April 15, 2026 at 8 PM.

Jennifer Ostendorf
Planning & Zoning Secretary