

AGENDA
Planning & Zoning Meeting April 15, 2026

1. **Call to order**
2. **Roll Call –**
3. **Minutes** - Approval of minutes of the March 18, 2026 Meeting.
4. **Old Business –**
5. **Administrator / Board Comments:**
6. **Public Comment** (Limit of 5 minutes)
7. **Public hearing for Conditional Use Permit Renewal Application by Adam Donaldson, landowner, for the request to continue the Horse Training Facility as a Home Occupational business. Located NE ¼ NW ¼ Section 31, Township 14, Range 9W**
8. **Public hearing for Conditional Use Permit Renewal Application by Eric Blasé and Adam Blasé, previously tabled on November 25, 2025, requesting a Class 1 Commercial Feeding Operation (501-2500 animal units) located in E ½ of Section 17 Township 14 Range 9W.**
9. **Conditional Use Permit Application submitted by Jon Kuck, landowner, for the request to build a Tiny Home, Accessory Dwelling Unit, for his mother to live in. located in the NW ¼ of Section 1, Township 13, Range 10W**
10. **Discussion & Possible Action: backgrounding cattle NW ¼ 15-16-10**
11. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th day of April 2026.

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, Ron Kulwicki, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen and Terry Spilinek. Absent members were Dave Sack and Randy Kauk. 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: Kevin Lukasiewicz, Pam Jerabek, Betty & Bob Dvorak, Adam Donaldson, Linna Dee Donaldson, Cassidy VanMeter, Allan Blasé, Chris Krakmeier, Jeff Suck, and Wayne & Stacey McIntosh.

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 Daryl Anderson to approve the minutes from the March 18, 2026 meeting. Motion carried by unanimous a voice vote.

Old Business: Administrator Klinginsmith informed the board that she is working on A-2 mapping and will be excluding, the flood plain, minimum maintenance roads, odor footprints and the ¾ mile landfill setback. She is keeping everything a half mile either side of the highways and in the existing areas that are greater than a half mile she is trimming that back if there isn't a house already there.

Administrator / Board Comments: Administrator Klinginsmith showed the board the updated pamphlet from AFAN (Alliance for the Future of Agriculture in Nebraska) that discusses what to expect when moving to the country. She also went of the setbacks she would like to add to the pamphlet. This will include Howard County minimum setback requirements for CAFO operations. It was also suggested that

setback requirements for structures be added to the reverse side of insert pamphlet. Sample attached. The board agreed with the setbacks that she presented and ok'd printing of these pamphlets.

Public hearing for Conditional Use Permit Renewal Application by Adam Donaldson, landowner, for the request to continue the Horse Training Facility as a Home Occupational business. Located NE ¼ NW ¼ Section 31, Township 14, Range 9W – Chairman Spilinek opened the public hearing and Adam Donaldson was present to represent his request. Adam just told the board that he would like a perpetual Conditional Use Permit to continue his business as he has been this past year. Chairman Spilinek asked for testimony in favor. Administrator Klinginsmith reported she had received an email from Alan Griebel expressing support for the renewal of the permit, noting that the operation is well maintained and quiet. He asked for testimony against. With no one against he closed the public hearing and discussion was had among the board members. Ron Kulwicki moved to approve the perpetual Conditional Use Permit Renewal Application by Adam Donaldson, landowner, for the request to continue the Horse Training Facility as a Home Occupational business. Chris Kosmicki seconded the motion. The motion was passed by a 7-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Ron Kulwicki, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen and Terry Spilinek

Public hearing for Conditional Use Permit Application by Eric Blasé and Adam Blasé, previously tabled on November 25, 2025, requesting a Class 1 Commercial Feeding Operation (501-2500 animal units) located in E ½ of Section 17 Township 14 Range 9W Chairman Spilinek opened the public hearing and Chris Krakmeier was present to represent the request. Chris went over the engineer plan submitted with the board. This plan showed the feedlot now all on the West side of the road in three corners. Chris states that each pen can hold up to 250 head and the roads will no longer be used to load and unload cattle. Chris also mentioned that NDWEE (Nebraska Department of Water, Energy and Environment) will be out tomorrow (April 16, 2026) to look at the plan in person. Chairman Spilinek asked for testimony in favor. Seeing none he asked for testimony against. Jeff Suck spoke stating after small rain there was standing water in the ditches and he had photos to prove it ran off from pen. He also would like something done about the blowing sand. Wayne McIntosh spoke asking about fly control. He states that last year the flies were terrible. In answers to the questions Chris spoke about the run off stating that in the photo you can tell it is running from both the roads and the pen. When he surveyed this the grading done in the pens show that it should run to middle and that when vegetation is established that will help with run off like this from a rain. As far as fly control Cassidy VanMeker states that they feed clarify during fly season and Administrator Klinginsmith states with smaller numbers and feeding this medication, it should help control flies better. With no further testimony against the public hearing was closed and discussion among the board. Chairman Spilinek read a note stating that the road department would like the ditches and roads cleared from past damages before Conditional Use Permit is granted. Other discussion was that Commissioner Kathy Hirschman received complaints after the small rain about water standing in the ditches. Among other discussion was that maybe trees could be planted along with other vegetation to help with run off and blowing sand. After much discussion among the board Chirs Kosmicki moved to table the application until the Howard County Roads Department approves of all the road ditches meeting their expectations for proper drainage and written report after site visit from NDWEE. (Nebraska Department of Water, Energy and Environment) Motion was seconded by Jack Reimers. The motion was passed by a 7-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Ron Kulwicki, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen and Terry Spilinek

Conditional Use Permit Application submitted by Jon Kuck, landowner, for the request to build a Tiny Home, Accessory Dwelling Unit, for his mother to live in. located in the NW ¼ of Section 1, Township 13, Range 10W Chairman Spilinek opened the public hearing. Administrator Klinginsmith was present to represent the request. Jon would like to build a tiny house with separate septic and utilities for his mother while sharing the same driveway and address. Chairman Spilinek asked for testimony in favor. Seeing none he asked for testimony against. Seeing none the public hearing was closed and discussion among the board was had. The board had several questions and discussed that if allowed it wouldn't really follow the wording of the regulations. Without more clarification Chris Kosmick moved to table the Conditional Use Permit Application submitted by Jon Kuck, landowner, for the request to build a Tiny Home, Accessory Dwelling Unit, for his mother to live in. Jack Reimers seconded the motion. The motion was passed by a 6-1 roll call vote. Finding of Fact attached. Yes - Ron Kulwicki, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen and Terry Spilinek No - Daryl Anderson

Discussion & Possible Action: backgrounding cattle NW ¼ 15-16-10 Kevin Lukasiewicz was present to discuss his plans. Kevin states that sometimes the people he feeds cattle for will send some cattle when his pens are full. He would like to use this parcel of around 70 acres to hold cattle as an overflow in the fall and winter months. He did apply for a farm odor footprint and this was presented to the board. The odor footprint does include one house and if this is ok by the board the home owner states that he would sign off on the nuisance easement. The cattle will be in the pasture until the crops are out and then the cattle will be on the whole parcel (pasture and crop ground). After much discussion the board said that they wouldn't have a problem with Kevin doing this as long as it is less than 6 months of the calendar year. The board also expressed its preference that an odor footprint be established. Administrator Klinginsmith informed Kevin that he would need to come in and apply for a Conditional Use Permit for the Nuisance Easement.

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

The next meeting is tentatively planned for May 20, 2026 at 8 PM.

Jennifer Ostendorf
Planning & Zoning Secretary