

Howard County Board of Board of Adjustment

January 21, 2026

AGENDA

1. Call to Order
2. Roll Call
3. Old Business
4. Administrator/Board Comments
5. Public Hearing - Brad Morse on setbacks located in the SE ¼ Section 21, Township 13N, Range 9W. Lot 5 Block 8 of Starrett's Addition
6. Awards
7. Adjournment

MINUTES

HOWARD COUNTY BOARD OF ADJUSTMENTS

January 21, 2026

A meeting of the Howard County Board of Adjustments was convened in open and public session on the 21st day of January 2026 in the assembly room at the Howard County Courthouse, St. Paul, Nebraska.

Chairman Janet Thomsen called the meeting to order at 6:30 p.m. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the notice of meeting. A proof of publication is filed in the Howard County Clerk's Office.

Roll call showed 5 members present: Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion. Also, present was Cherri Klinginsmith, Howard County Zoning Administrator, Jennifer Ostendorf Planning & Zoning Secretary and Heather Sikyta, Howard County Attorney. Members of the public present were Kelly & Melanie Soper, Tim & Sharma Taylor, Tammie & Brad Morse, Janet & Jeff Buhrman and Phil Prohoska.

The agenda and minutes were emailed to the Board of Adjustment members prior to the meeting. A motion was made by Dave Boehle and seconded by Terry Spilinek to approve the minutes of the January 15, 2025 meeting. The motion carried by 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion.

Chairman Thomsen opened the public hearing for Brad Morse and Tammie Dimmet regarding setbacks located in the SE ¼ Section 21, Township 13N, Range 9W. Lot 5 Block 8 of Starrett's Addition. Brad Morse was present to represent his request. He is asking the board for a variance to allow his building setback at 6 feet instead of 8 feet. Brad started building an addition to existing building and poured the cement and placed plumbing using the Gworks map for setback measurements. The zoning office was notified that he was building without a permit so a letter was sent to him. Once he had the county regulations, he found the pins to his property and realized that the cement was only six feet from property line instead of eight. Chairman Thomsen asked the public for testimony in favor. Administrator Klinginsmith informed the board that Ed and Donna Assendrop stopped into the office and said that they had no problem with the building being at six feet from property line. With no other testimony in favor chairman Thomsen asked for testimony against. Kelly Soper spoke stating he is not in favor of the variance because the way it is now, he doesn't have enough room to get his boat to his building.

Melanie Soper spoke stating she was not in favor of variance due to building being too close to the alley. Jeff Buhrman spoke stating he would like to see the regulations followed to be fair to everyone. With no further testimony in favor or against the public hearing was closed. After much discussion among the board Terry Spilinek moved to maintain the 8-foot setback from the property line. Glen Killion seconded

the motion. Motion was passed by 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilnek and Glen Killion. Finding of Fact attached

Election of officers was discussed. Among discussion it was mentioned the Glen Killion was going to step down from the board which left a vacant position. After discussion among board Glen decided that he would stay for another 3-year term. Terry Spilnek made a motion to leave all officers in the positions they are currently in. Janet Thomson – Chairman Glen Killion – Vice Chairman – Mike Nelson – Secretary Chad Donscheski - Alternate. Glen Killion seconded the motion. Motion was carried by a 5-0 roll call vote.

With no further business Glen Killion moved to adjourn the meeting with Terry Spilnek seconding the motion. Motion passed with a 5-0 voice vote.

Jennifer Ostendorf
Planning & Zoning Secretary