

AGENDA
Planning & Zoning Meeting June 17, 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 May 20, 2026 Meeting.
4. **Old Business** –
5. **Administrator / Board Comments:**
6. **Public Comment** (Limit of 5 minutes)
7. **Previously Tabled Conditional Use Permit application requesting Class I Commercial Feeding Operation of 750 head/A.U. s, Located E ½ of section 17-T14N-R9W.**
8. **Discussion & possible action-** Farm odor footprints in review
9. **Discussion & possible action-** Review Zoning Regulation update
10. **Discussion & possible action** – review lots for variance
11. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 17th day of June 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 6 members present: Daryl Anderson, Kenneth Kozisek, Jack Reimers, Jeff Christensen, Ron Kulwicki and Terry Spilinek. Absent members were Chris Kosmicki, 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: Adam Blasé, Cassidy VanMeter, Chris Kreikemeier, Allen Blasé, Eric Blasé, Jeff Vogel, Ron & Karolyn Vonderohe

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 Jack Reimers to approve the minutes from the May 20, 2026 meeting. Motion carried by unanimous a voice vote.

Old Business: Administrator Klinginsmith updated the board on the outcome of the commissioner meetings in regard to past recommendations.

Administrator / Board Comments: Administrator Klinginsmith informed the board that they were chosen to receive the scholarship from AFAN to attend North American Manure Expo July 28-30, 2026 in Wayne Nebraska. She asked the board to review the packet of information that was given to them and to let her know if they plan to attend. Deadline is June 25th to let Cherri know if plan to attend.

Public Comment - none

Previously Tabled Conditional Use Permit application requesting Class I Commercial Feeding Operation of 750 head/A.U. s, Located E ½ of section 17-T14N-R9W. Chris Kreikemeier was present to present the request. He reminded the board of the plan presented in April. He stated that they have met all the requests that we asked and now have a written approval from the Howard County Roads Department. Administrator Klinginsmith also informed the board that she received the consent order from NDWEE earlier in the day which included hospital pens than weren't included in information shared in April. Klinginsmith had a new odor footprint with the new feeding boundaries drawn up and presented it to the board. Chairman Spilinek asked for testimony in favor. Seeing none he asked for testimony against. Jeff Vogel spoke asking for clarification on the rules of his son building a house on the edge of Jeff's land since the odor footprint is now bordering his land. It was explained that because the house would be out of odor footprint there isn't any extra regulations because of the odor footprint. With no more testimony in favor or against the public hearing was closed. Discussion among the board was had. Jack Reimers stated that he drove by on Hwy 92 and seen there was vegetation and berms for pens adjoining Denton Road (pens 1&16). Ken Koziesek asked about revegetation on fields causing blowing of sand again. Board didn't think they had any control over that, as they thought this issue was just for the confinement pens. Daryl Anderson asked about why they decided to put hospital pens where they are since so far away from everything else. Eric Blasé answered by saying they decided to use it because the pens were already there and also there is a row of trees there for a windbreak. He did state that they only plan to use one of the hospital pens (H2) and plan to take the other pen (H1) out.

Other discussion among board was the list of conditions they would like to put on Conditional Use Permit. After much discussion Daryl Anderson moved to approve the application for a Conditional Use Permit by Eric & Adam Blasé with the following conditions.

1. Include hospital pens in the odor footprint
2. Conditional Use Permit will stay with the present owner only
3. 3-year term then will review with board to see if available to extend
4. Hospital pen (H1) will be removed and H2 will be only hospital pen used
5. Pens 1, 16, 20 and H2 are the only pens included in the CUP, excludes pivot ground for additional pens.

Ken Kozisek seconded the motion. Motion was passed by a 6-0 roll call vote. Finding of Fact attached. Yes: Daryl Anderson, Kenneth Kozisek, Jack Reimers, Jeff Christensen, Ron Kulwicki and Terry Spilinek.

Discussion & possible action- Farm odor footprints in review – JLS Farms applied for a odor footprint in the NW ¼ Section 30-13-10. Administrator Klinginsmith had the odor footprint created and it doesn't include any houses with-in it. After discussion among the board the board agreed with Administrator Klinginsmith and odor footprint will be added to maps online. Note : Zoning permit 2026-59 received for a house planned to be 100' North of odor footprint, therefore a nuisance easement waiver is not needed.

Discussion & possible action- Review Zoning Regulation update – Administrator Klinginsmith just reminded the board of the meeting on June 23rd with Marving Planning and Consultants in regards to the Matrix and updates to zoning regulations that they plan to propose. The copy of the Matrix was given to the board members to review prior to the meeting next week.

Discussion & possible action – review lots for variance Ron & Karolyn Vonderohe were present to discuss with the board about a possible variance. The Vonderohe's purchased this land back in 1983 and built a house to retire in. The house is in A-3 with less than 80- acres. The Vonderohe's are asking the board what options are as they are working on making estate plans, but with current regulations if they decide to sell the house could not be lived in full time since it doesn't have 80 acres. After much discussion Administrator Klinginsmith will do some more research to see if she can find anything in the minutes from when the land was subdivided in 1980's, if she is unable to find anything she will reach out to the Vonderohe's and they will apply for a residential use variance.

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

Next regular monthly meeting is tentatively set for July 15th at 8PM and on June 23rd there is a Special Planning Meeting scheduled at 1:00 PM.

Jennifer Ostendorf
Planning & Zoning Secretary