Board of Adjustment Agenda
August 19, 2026

1. **Call to order**
2. **Roll Call –** Approval of minutes of the January 21, 2026 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public hearing by Ronald Vonderohe requesting an exception to minimum lot size in A-3. Property is located W ½ Section 14 Township 13N Range 11W – specifically Govt' Lots 2 & 3 Tract 1**
6. **Adjournment**

MINUTES

HOWARD COUNTY BOARD OF ADJUSTMENTS
August 19, 2026

A meeting of the Howard County Board of Adjustments was convened in open and public session on the 19th day of August 2026 in the assembly room at the Howard County Courthouse, St. Paul, Nebraska.
Chairman Janet Thomsen called the meeting to order at 7:00 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 6 members present: Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek, Glen Killion and Chad Donscheski was present as an alternate. Also, present was Cherri Klinginsmith, Howard County Zoning Administrator, Jennifer Ostendorf Planning & Zoning Secretary. Heather Sikyta, Howard County Attorney was absent. Members of the public present were Ron & Kathy Woitaszewski, Carolyn Wieck, Ron & Karolyn Vonerohe, Helen Foreman, Craig Rodenbaugh, Dan & Amy Garner and Jake & Keely Huebner.
The agenda and minutes were emailed to the Board of Adjustment members prior to the meeting. A motion was made by Glen Killion and seconded by Terry Spilinek to approve the minutes of the January 21, 2026 meeting. The motion carried by 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion. Chad Donscheski was present as an alternate - no vote
Chairman Thomson opened the public hearing for Ronald Vonderohe requesting an exception to minimum lot size in A-3. Property located W ½ Section 14 Township 13N Range 11W – specifically Govt' Lots 2 & 3 Tract 1. Ronald Vonderohe was present to request the exception. He presented to the board a survey of the lots from 1983. In 1983 the 85 acres of land was divided into 4 lots. At this time the lots were established the zoning regulation allowed a house on 20 acres or more, which was the landowners intent when purchasing and dividing the land.

Chairman Thomson asked for testimony in favor of the request. Ron Woitaszewski spoke stating that he is a neighbor and in favor of the exemption request. Dan Garner spoke stating that he owns 2 of the lots with his father-in-law and it was always their intention to build a house on

the land when they purchased it. With no more testimony in favor Chairman Thomson asked for testimony in opposition. Seeing none Dave Boehle moved to close the public hearing and Glen Killion seconded the motion. Motion was passed by a 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion. Chad Donscheski was present as an alternate - no vote

Discussion among the board was had with the board agreeing that the 4 lots are all butting up to the 1-mile jurisdiction of Dannebrog, the lots are adjoining Hwy 58 and within the ½ mile where A-2 is located along highways in the county and the lots are out of the flood plain. After much discussion Glen Killion moved to approve the variance request of granting exception to minimum lot size in A-3. Property located W ½ Section 14 Township 13N Range 11W – specifically Govt' Lots 2 & 3 Tract 1,2,3 & 4 and recommending that the 4 lots be rezoned to A-2. Dave Boehle seconded the motion. Motion was passed with a 5-0 roll call vote. Finding of fact is attached

With no further discussion Glen Killion moved to adjourn the meeting and Terry Spilinek seconded the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf
Planning & Zoning Secretary