

AGENDA
Planning & Zoning Meeting August 19, 2026

1. **Call to order**
2. **Roll Call –**
3. **Minutes** - Approval of minutes of the June 23, 2026 Meeting.
4. **Old Business –**
5. **Administrator / Board Comments:**
6. **Public Comment** (Limit of 5 minutes)
7. **Conditional Use Permit application requesting a 300' Cell Tower located in the N ½ Section 11-T16N-R10W.**
8. **Discussion & possible action-** Rezone or Variance request of NE ¼ Section 9-T15N-R10W
9. **Discussion & Possible Action –** Variance request Lot 6 NE ¼ 14-13-11
10. **Discussion & Possible Action –** Complaint 2026-104 and Complaint 2026-105
11. **Discussion & Possible Action** - Data Moratorium
12. **Discussion & Possible Action –** Comp Plan updates and map review
13. **Discussion & Possible Action –** Conditional Use Clarification
14. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th day of August 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 8 members present: Daryl Anderson, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen, Dave Sack, Ron Kulwicki and Terry Spilinek. Absent member was 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: Mike Huizenga, Helen Foreman, Craig Rodenbaugh, Russ & Janelle Swanson, Cody Swanson, and Michael & Lilly Sandfill.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Dave Sack and seconded by Chris Kosmicki to approve the minutes from the June 23, 2026 meeting. Motion carried by unanimous a voice vote.

Old Business: Chairman Spilinek updated to board on the decision of the Variance Board prior to this meeting. The Variance Board approved the exception request of allowing permanent houses on less than 80 acres in A-3 but recommended that the lots be rezoned to A-2 since they are abutting the 1-mile jurisdiction of Dannebrog and within a ½ mile of Highway 58. All lots are out of the flood plain as well.

Administrator/Board Comment: Administrator Klinginsmith informed the board of the new updated county website as well as update she had on the Comprehensive Plan. All the villages have turned in their changes/corrections.

Public Comment: NONE

Conditional Use Permit application requesting a 300' Cell Tower located in the N ½ Section 11-T16N-R10W. Mike Huizenga with GSS was present to represent the request on behalf of Great Plains Towers.

The request is to build a 270' cell tower in N ½ Section 11 Township 16N Range 10W. Mike mentioned that they will have to do some work to the road and the driveway to make it usable by the large equipment needed to build tower. This will be at the expense of the tower company. Also Mike informed the board that he did get approval from Howard Greeley Rural Public Power to not be 300' from the power line because the tower is designed to fall at fifty percent of the height of tower. The tower is over 300' from the driveway.

Chairman Spilinek asked for testimony in favor. Seeing none he asked for testimony opposing the request. Seeing none the public hearing was closed and discussion among the board was had. After much discussion Dave Sack moved to approve the application requesting a 300' cell tower in the N ½ Section 11-T16N-R10W with condition that the Howard County Road Department will not be maintain the minimum maintenance road. Jack Reimers seconded the motion. Motion was passed with an 8-0 roll call vote. YES - Daryl Anderson, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen, Dave Sack, Ron Kulwicki and Terry Spilinek - Finding of Fact is attached.

Discussion & possible action- Rezone or Variance request of NE ¼ Section 9-T15N-R10W - Russ Swanson was present to represent the request to the board. Russ told the board he would like to have his parcel re-zoned to A-2 so that he can divide it and give each of his kids a piece of land to build a house on so they can come back to the farm and raise their family. The parcel of land that he is requesting to be rezoned to A-2 is currently farm land but is not very productive land. About 40 acres is dryland crop land and rest is pasture land. He does have adjoining land that is in A-2 but has no way to get to the land because of the terrain and unable to acquire an access easement from property to the East to access the A-2 property. . After much discussion the board recommended that Russ take his request to the Board of Adjustments and request a variance or keep trying to get an access easement.

Discussion & Possible Action – Variance request Lot 6 NE ¼ 14-13-11 – Helen Forman and Craig Rodenbaugh were present to represent their request. Helen and Craig built a cabin on their land in A-3 and have used this as a seasonal cabin since they built it. They said they are getting older and are looking at selling the property and would like it to be a permanent residence when they do sell. After much discussion the board recommended that the request be taken to the Board of Adjustment and request a variance.

Discussion & Possible Action – Complaint 2026-104 and Complaint 2026-105 – No one was present to represent the complaint so Administrator Klinginsmith updated to board on the complaint. No further action is needed.

Discussion & Possible Action - Data Moratorium – Administrator Klinginsmith gave the board a copy of a resolution she had the county attorney draft up in regards to the Data Center Moratorium. She had this drawn up since the county is working on updating their regulations. This resolution will apply a moratorium on Data Centers in Howard County for one year while the County is working on updating their regulations. Chris Kosmicki moved to approve the moratorium on Data Centers and Dave Sack seconded the motion. Motion was passed with an 8-0 roll call vote. YES - Daryl Anderson, Chris Kosmicki, Kenneth Kozisek, Jack Reimers, Jeff Christensen, Dave Sack, Ron Kulwicki and Terry Spilinek

Discussion & Possible Action – Comp Plan updates and map review – Administrator Klinginsmith reviewed the map that Marvin Planning and Associated came up with showing the newly proposed A-2

corridor. There are some gaps where odor footprints and floodplain are. Discussion among the board was to have A-2 all along the highways regardless of odor footprints or floodplain because we have steps in place that they have to follow if they would like a house within those areas. Administrator Klinginsmith will get this updated.

Discussion & Possible Action – Conditional Use Clarification – Administrator Klinginsmith had someone call on the horse training facility that is for sale and informed the board that the gentleman trains dogs and would need livestock to train the dogs. Gentleman looking at the property wanted to know if he had to do anything with the conditional use permit. After discussion among the board, it was agreed that the conditional use would stay with the property with how he plans to use the property.

With no further discussion Jack Reimers moved to adjourn the meeting. Jeff Christensen seconded the motion. Motion was passed with a unanimous voice vote. Next meeting is tentatively scheduled for September 16th at 8PM.

Jennifer Ostendorf
Planning & Zoning Secretary