

**Board of Adjustment Meeting Agenda
September 16, 2026**

- 1. Call to order**
- 2. Roll Call – Approval of minutes of the August 19, 2026 Meeting.**
- 3. Old Business-**
- 4. Administrator / Board Comments:**
- 5. Public hearing by James & Janelle Swanson, requesting to have a 3 to 5 residences in a quarter section located in A-1 - NE ¼ Section 9 Township 15N Range 10W**
- 6. Public hearing by FX River Ranch, Helen Foreman, Landowner to allow an exception to the minimum lot size requirement in A-3 for a single-family residence.**
- 7. Adjournment**

MINUTES

**HOWARD COUNTY BOARD OF ADJUSTMENTS
September 16, 2026**

A meeting of the Howard County Board of Adjustments was convened in open and public session on the 16th day of September 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 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 Jake & Keely Huebner Mike Baker, Helen Foreman, JoAnne Kroeger, Margie Townsend, Russ & Janelle Swanson, Lilly Standfill and Ryan Rasmussen.

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 August 19, 2026 meeting. The motion carried by 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion.

Old Business: Old Business: Administrator Klinginsmith reminded the board of LB663 and that they will need 2 hours of continuing education during their 3-year term. There is also a webinar for the Comp Plan and Regulation Essentials, which will explain parts of LB663.

Administrator Comment: Land Use Toolkit was handed out. The toolkit details the timeline for CUP's.

Chairman Thomsen opened the public hearing for James & Janelle Swanson, requesting to have a 3 to 5 residences in a quarter section located in A-1 - NE ¼ Section 9 Township 15N Range 10W. James (Russ) Swanson was present to present his request to allow up to 5 houses in a quarter section. He said his kids have shown interest in wanting to move back to area and build a home on the family farm. Russ said he spoke to zoning board last month and after conversation with them he looked at the map of the county and seen several places where A-2

is allowed more than a half mile from highway and would like to ask that he and his family have the same opportunity. Chairman Thomsen asked for testimony in favor. Lilly Standfill spoke on behalf of the family as one of the children wanting to move back and build a home here. She said that she would like to raise her children in a small community like she was and also would like to help carry the family name on the farm. Chairman Thomsen asked for testimony opposed. Margorie Townsend spoke and Ellamae Townsend sent a letter, which Administrator Klinginsmith read, opposing the variance stating that they would like to keep ag land ag land and to continue to be good stewards of the land. With no further testimony in favor or against the public hearing was closed. After much discussion among the board Mike Nelson moved to deny the request to allow up to 5 houses in the quarter section due not meeting requirements A thru E on finding of Fact. Dave Boehle seconded the motion. Motion was passed with a 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion. Finding of Fact Attached

Chairman Thomsen opened the public hearing for FX River Ranch, Helen Foreman, Landowner to allow an exception to the minimum lot size requirement in A-3 for a single-family residence. Helen Foreman was present to present her request. Helen has a 23-acre lot located in A-3 and would like to be able to have a permanent residence here with less than 80 required in A-3. Jake Huebner and his wife are interested in purchasing this parcel if approved for permanent residence so he presented to the board some similar lots that have been allowed to have permanent residence in A-3 without 80 acres as well as reminding board that they approved basically the same request last month for Mr. Vonderohe. Chairman Thomsen asked if there was any testimony in favor, seeing none she asked for testimony opposing request. Seeing none the public hearing was closed. After much discussion among the board, it was moved by Glen Killion to approve the request to have a permanent residence on less than 80 acres in A-3 due to it was 4 feet above BFE, therefore elevation acceptable for a residence and acres cannot be added. Also asking the zoning board to review A-3 zone if above floodplain a certain amount that the 80 acres could be waived. Motion was seconded by Mike Nelson. Motion was passed with a 5-0 roll call vote. Yes - Janet Thomsen, Mike Nelson, Dave Boehle, Terry Spilinek and Glen Killion. Finding of Fact Attached

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

Jennifer Ostendorf
Planning & Zoning Secretary