



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, February 15, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 1<sup>st</sup> day of February, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **7:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the January 18, 2012 meeting.
3. Chairman’s comments – old business –
4. **7:05 P.M. - Public Hearing for “Howard County Planning & Zoning Regulations for Subdivisions”** – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **7:15 P.M. – Public Hearing for Steven’s Farms Subdivision a Single lot subdivision in the N ½ & NE¼ & Govt. Lot 1 of Section 7-16-11.** – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion by Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **7:25 P.M.** Discussion regarding Conservation Easements
6. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, April 18, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 4<sup>th</sup> day of April, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the March 21, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Marvin Welty Subdivision** a Single lot subdivision in part of the SE ¼ of the SE ¼ of Section 29-13-11 – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **8:15 P.M. Public Hearing for an Conditional Use Permit Application by Chris Mudd** for the application of livestock waste to be applied through irrigation systems in the N ¼ of Section 5-16-10 – read the notice.
  - A. Presentation of Request – Plat map
    - I. Testimony in favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”



# Howard Planning and Zoning Agenda



6. **8:45 P.M. Public Hearing for an Conditional Use Permit Application by David A. Primrose** for the application of livestock waste to be applied through irrigation systems in the N ½ of Section 4-16-10 – read the notice.
  - A. Presentation of Request – Plat map
    - I. Testimony in favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
7. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, May 16, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 2<sup>nd</sup> day of May, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the April 18, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Smith Welding application to change zoning from A-2(Agricultural – Transitional District) to C-S (Highway Service District) located on Lot 1 Anderson Sub in S 1/2 , SW 1/4 , of the SE ¼ of Section 27-15-10 -- read the notice.**
  - A. Presentation of Requests –
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **Discussion regarding Conservation and Preservation Easements.**
6. **Adjournment**

**See Variance Board of Adjustment below meeting agenda below**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY VARIANCE BOARD

NOTICE is hereby given that a meeting of the Variance Board of Adjustment regarding Harvey Langrehr to allow a second non-farming residence in the NE ¼ of Section 30-13-10 of the 6<sup>th</sup> P.M. in Howard County will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, May 16, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 2<sup>nd</sup> day of May, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

7. **7:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
8. Roll call – Approval of minutes of the January 18, 2012 meeting.
9. Chairman’s comments – old business –
10. **Public Hearing for Harvey Langrehr variance application** to allow a second non-farming residence in the NE ¼ of Section 30-13-10 -- read the notice.
  - B. Presentation of Requests –
    - IV. Testimony In Favor
    - V. Testimony Opposed
    - VI. Short rebuttal
  - B. Close Public Hearing – Discussion by Variance Board
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
11. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, May 16, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 2<sup>nd</sup> day of May, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the April 18, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Smith Welding application to change zoning from A-2(Agricultural – Transitional District) to C-S (Highway Service District) located on Lot 1 Anderson Sub in S 1/2 , SW 1/4 , of the SE ¼ of Section 27-15-10 -- read the notice.**
  - A. Presentation of Requests –
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **Discussion regarding Conservation and Preservation Easements.**
6. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

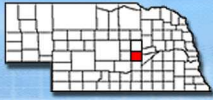
NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, June 20, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 6<sup>th</sup> day of June, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the May 16, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Eagle Subdivision** a Single lot subdivision in the E ½ NE ¼, except a 2 acre tract in SE Corner of Section 30-13-9 – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **8:15 P.M. - Public Hearing for Pineview Subdivision** a Single lot subdivision in the NE ½ Except E ½ of E ½ of Section 18-13-9 – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - IV. Testimony In Favor
    - V. Testimony Opposed
    - VI. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
6. **8:25 P.M. Public Hearing for adoption of new Zoning Regulations on Conservation & Preservation Easements.**
7. **Jay Peterson** – discussion regarding his 2<sup>nd</sup> mobile home.
8. **National Motorcross Track** – discussion regarding adding this to our matrix as a CUP in A-2.
9. **Dan Buhrman** - Site Visit determination discussion.
10. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, July 18, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 2<sup>nd</sup> day of July, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the June 20, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Jacobson Acres Subdivision** a Single lot subdivision in the N ½ NE ¼ & NE ¼ NW ¼ of Section 14-13-9 – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **National Motorcross Track** – discussion regarding adding this to our matrix as a CUP in A-2.
6. **Adjournment**



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

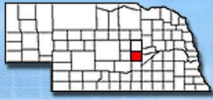
NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, August 15, 2012, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 1<sup>st</sup> day of August, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recognize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the July 18, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05 P.M. - Public Hearing for Jensen Estate Acres Subdivision** a Single lot subdivision in the SW  $\frac{1}{4}$  of Section 33-14-10 – read the notice.
  - A. Presentation of Requests – Recording of Plats
    - I. Testimony In Favor
    - II. Testimony Opposed
    - III. Short rebuttal
  - B. Close Public Hearing – Discussion By Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. Discussion regarding our Rural Subdivision regulations, Section 3.
6. Adjournment



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, **September 19, 2012**, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 5<sup>th</sup> day of September, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **8:00 P.M.** - Call to order – recognize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the August 15, 2012 meeting.
3. Chairman’s comments – old business –
4. **8:05P.M. - Public Hearing for the Bahensky Subdivision** a single lot subdivision in the SW ¼ of Section 12-14-11W – read the notice.
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
5. Close Public Hearing - Discussion By Planning and Zoning Commission
6. Recommend Approval/Disapproval – Write “Finding of Facts”
7. **8:15P.M. - Public Hearing for the “Ummel Subdivision”** a single lot subdivision in the N ½ of Section 14-14-11W – read the notice
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
8. Close Public Hearing – Discussion By Planning & Zoning Commission
9. Recommend Approval/Disapproval – Write “Finding of Facts”
10. Adjournment



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, **September 19, 2012**, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 5<sup>th</sup> day of September, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **7:00 P.M.** - Call to order – recongnize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the September 19, 2012 meeting.
3. Chairman’s comments – old business –
4. **7:05P.M. - Public Hearing for the Brenden Subdivision** a single lot subdivision in the E ½ of NW ¼ of Section 5-15-9W – read the notice.
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
5. Close Public Hearing - Discussion By Planning and Zoning Commission
6. Recommend Approval/Disapproval – Write “Finding of Facts”
- 7.



# Howard Planning and Zoning Agenda



## NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, **November 14, 2012**, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 30<sup>th</sup> day of October, 2012.

Franz Trumler  
Zoning Administrator

### AGENDA

1. **7:00 P.M.** - Call to order – recognize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the September 19, 2012 meeting.
3. Chairman’s comments – old business –
4. **7:05P.M. - Public Hearing for the Brenden Subdivision** a single lot subdivision in the E ½ of NW ¼ of Section 5-15-9W – read the notice.
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
5. Close Public Hearing - Discussion By Planning and Zoning Commission
6. Recommend Approval/Disapproval – Write “Finding of Facts”
7. **7:15P.M. - Public Hearing for the Newlon Subdivision** a single lot subdivision in the SE ¼ of Section 3-14-9W – read the notice
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
8. Close Public Hearing - Discussion By Planning and Zoning Commission
9. Recommend Approval/Disapproval – Write “Finding of Facts”
10. **Jared Rasmussen** - Discussion regarding dealership in A1 district, SE ¼ 33-16-10.
11. **Brian Polland** – Discussion regarding business in A2 district, SE ¼ 6-13-9



# Howard Planning and Zoning Agenda



12. **Fred Meyer** – Discussion regarding residence in I2 district, SW  $\frac{1}{4}$  27-15-10



# Howard Planning and Zoning Agenda



**POSTPONED TO THURSDAY, DEC. 20<sup>TH</sup> 2012 7:00P.M.**

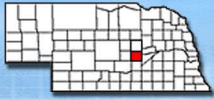
**NOTICE OF MEETING  
HOWARD COUNTY  
ZONING & PLANNING  
COMMISSION**

NOTICE is hereby given that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, **December 19, 2012**, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 5<sup>th</sup> day of December, 2012.

Franz Trumler  
Zoning Administrator  
**AGENDA**

1. **7:00 P.M.** - Call to order – recognize Open Meetings Law - read the published notice of the meeting
2. Roll call – Approval of minutes of the November 14, 2012 meeting.
3. Chairman’s comments – old business –
4. **7:05P.M. - Public Hearing for the Nesiba Subdivision** a single lot subdivision in the SE ¼ of Section 3-14-12W – read the notice.
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
5. Close Public Hearing - Discussion By Planning and Zoning Commission
6. Recommend Approval/Disapproval – Write “Finding of Facts”
7. **7:15P.M. - Public Hearing for the Brian Poland application to change zoning from A-2** (Agricultural-Transitional District) **to C-S** (Highway Service District) located on part of the SE ¼ of Section 6-13-9W – read the notice
  - A. Presentation of Requests. – Zone change
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
8. Close Public Hearing - Discussion By Planning and Zoning Commission
9. Recommend Approval/Disapproval – Write “Finding of Facts”
10. **7:25P.M. - Public Hearing for the B. P. Oil Subdivision** a single lot subdivision in the SE ¼ of Section 6-13-9W – read the notice.
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
11. Close Public Hearing - Discussion By Planning and Zoning Commission
12. Recommend Approval/Disapproval – Write “Finding of Facts”



# Howard Planning and Zoning Agenda



13. **7:35 P.M. - Public Hearing for the Kay Meyer application to change zoning from I-2 (Heavy Industrial District) to A-2 (Agricultural – Transitional District)** located on the SW  $\frac{1}{4}$  of Section 27-15-10W – read the notice
  - A. Presentation of Requests. – Zone change
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
14. Close Public Hearing - Discussion By Planning and Zoning Commission
15. Recommend Approval/Disapproval – Write “Finding of Facts”
  
16. **7:45 P.M. - Public Hearing for the Fred & Kay Meyer Subdivision** a single lot subdivision in the SW  $\frac{1}{4}$  of Section 27-15-10W – read the notice
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
17. Close Public Hearing - Discussion By Planning and Zoning Commission
18. Recommend Approval/Disapproval – Write “Finding of Facts”
  
19. **7:55 P.M. - Public Hearing for Zoning Regulations:**
  - A. Administrative CUP for stock piling/Fees for not following regulations
  - B. Subdivision Road Dedications
  
20. Discussion regarding a Welding Shop business in Cushing; A-2
  
21. **8:10 P.M. – Public Hearing for the Aaron’s Subdivision** a single lot subdivision in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 2-13-12W – read the notice
  - A. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
  
22. Close Public Hearing - Discussion By Planning and Zoning Commission
23. Recommend Approval/Disapproval – Write “Finding of Facts”
  
24. **8:20 P.M. – Public Hearing for the Ray of Sunshine Estates Subdivision** a single lot subdivision in the N  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 36-14-9W – read the notice
  - B. Presentation of Requests. – Single Lot Subdivision
    - I Testimony In Favor
    - II Testimony Opposed
    - III Short rebuttal
  
25. Close Public Hearing - Discussion By Planning and Zoning Commission
26. Recommend Approval/Disapproval – Write “Finding of Facts”