



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING January 18, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18th of January, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. Roll call showed 7 members present: Jeff Christensen, Daryl Anderson, Ron Kulwicki, Terry Spilinek, Jack Reimers, Kenneth Kozisek & Lauren Scarborough. Those absent were: Dave Sack & Randy Kauk. Also present were Franz Trumler, Planning & Zoning Administrator, Cherri Klinginsmith, Secretary, and County Attorney, David Schroeder. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda was mailed to board members prior to the meeting. The minutes from the August 17th, 2011 meeting were read. A motion was made by Jeff Christensen and 2nd by Jack Reimers to approve minutes. The motion passed on a unamously voice vote.

The first item on the Agenda was election of officers. A motion was made by Ken Kozisek and 2nd by Jack Reimers to nominate Terry Spilinek as Chairman. The motion carried on a majority voice vote. A motion was made by Jeff Christensen and 2nd by Ken Kozisek to nominate Jack Reimers as Vice Chairman. The motion carried on a majority voice vote. A motion was made by Ken Kozisek and 2nd by Jeff Christensen to nominate Daryl Anderson as Secretary. The motion carried on a majority voice vote. The Chairman of the Planning and Zoning Board will also be the representative to Variance board. The P & Z Officers are as follows for 2012 year:

Chairman – Terry Spilinek	Reappointed for 2012: Dave Sack	2012 - 2014
Vice-Chairman – Jack Reimers	Jeff Christensen	2012 - 2014
Secretary – Daryl Anderson	Lauren Scarborough	2012 – 2014

Old Business: Administrator Trumler informed the board of Jay Pederson’s two modular homes and possibly wanting to add a 3rd. It was discussed that if Jay owns all the land could his son put another house there, we discussed and thought yes, because it is family and he helps out with farming activities. However, the 2nd home is now being rented out and he is out of compliance to which Jay is correcting this issue. We do need to discuss these situations more at a future date to set specific guidelines for farm operation VS family.

At 7:15 P.M. the first item on the Agenda was a Public Hearing on a Single lot Subdivision application by Mike & Ashley Lynch, owner is Leo A. Blaha, Trustee of the Leo A. Blaha Marital Trust. This Subdivision, called the **Lynch Acres Subdivision** with 3.00+- acres will be located in the S ¾ of the SW ¼ of Section 15-14N-11W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Kim Kosmicki, Mike & Ashley Lynch were present to answer any questions and present the plat to the board. Mr. Lynch informed the board that they want to move the house in town at 222 Custer Street to the farm. The board asked where will the access roads be? The applicant wishes to have access on Odell road rather than 10th avenue; however that is a minimum maintenance road. The board informed them to call the road department and see if this is even possible, and should state their reasoning and pictures for their request to the department of roads and commissioners. There was no opposition present. Hearing closed at 7:23 P.M. A motion was made by Ron Kulwicki and 2nd by Jack Reimers to approve the application. A roll call vote was taken and the motion carried 7-0. A Finding of Fact was completed. (See Attached)

At 7:25 P.M. the Public Hearing on a Single lot Subdivision application by the owners Timothy & Carla Gruber. This Subdivision, called the **Lot 1, of Section 10, TwN 15 N, Range 10W, Howard Co, NE Subdivision** with 0.86+- acres will be located in the NW ¼ of Section 10-15-10 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Administrator Trumler represented the applicant



Howard Planning and Zoning Minutes



to answer any questions & present the plat to the board. Administrator informed the board that prior to land to the North being sold there was an easement to allow access to pasture. County Attorney Mr. Schroeder added this subdivision will allow the new owners to the North to have access to the pasture, without settling issue in court, and have additional ground to be added to ground purchased. There was no opposition present. Hearing closed at 7:38 P.M. A motion was made by Daryl Anderson and 2nd by Jeff Christensen to approve the application. A roll call vote was taken and the motion carried 7-0. A Finding of Fact was completed. (See Attached)

At 7:41 P.M. the Public Hearing on a Single lot Subdivision application by owners Michael & Jean Thede. This Subdivision called the **Cottonwood Lane Subdivision** with 4.52 acres +- will be located in the NW ¼ of Section 36-14-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Michael Thede was present to answer any questions & present the plat to the board. Mr. Thede informed the board that they have bought this section of ground and want to sell off the existing building site. The easement is added to the plat for land owners protection due to whoever buys the building site understands the irrigation water may hit some of the property. There was no opposition present. Hearing closed at 7:48 P.M. A motion was made by Lauren Scarborough and 2nd by Ron Kulwicki to approve the application. A roll call vote was taken and the motion carried 7-0. A Finding of Fact was completed. (See Attached)

The board discussed the dilemma of owners letting family members build on a corner of the property, if the building site needs to be sold in the future, how can it be kept in compliance. The Administrator informed the board he would let applicants know the risk of building on someone else's ground. If needed to sell in the future, the site would need to be sold with 20 + acres if a non-farming subdivision already exist in that quarter. The County Attorney restated it is a legal issue for the applicant to handle, not the county. The board agreed that this subject needs to be reviewed more in the future.

The final item on the agenda was a discussion on Subdivision regulations and setting up a deadline for the final Plat to be recorded with the Register of Deeds. After discussion it was the consensus to write regulations for the plat to be filed within 3 months of approval and a possible 3 month extension if needed. The Administrator stated he would write something up on this next month for review, for a possible public hearing.

A motion was made by Jeff Christensen and 2nd by Ron Kulwicki to adjourn at 8:35 P.M.

The next meeting is scheduled for February 15, 2012 at 7:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING February 15, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th of February, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:10 P.M. Roll call showed 5 members present: Daryl Anderson, Kenneth Kozisek, Jack Reimers, Terry Spilinek, and Lauren Scarborough. Those absent were: Dave Sack, Randy Kauk, Jeff Christensen & Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, Cherri Klinginsmith, Secretary, and County Attorney, David Schroeder. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda was mailed to board members prior to the meeting. The minutes from the January 18th 2012 meeting were read. A motion was made by Daryl Anderson and 2nd by Jack Reimers to approve minutes as written. The motion passed on a unanimous voice vote.

At 7:12 P.M. the first item on the Agenda was a Public Hearing regarding new Howard County P & Z Subdivision Regulations. Terry S. opened the meeting and Administrator Trumler read the Notice of Meeting. Administrator went over why we are changing one regulation and updating our subdivision procedures, and the subdivision we will be discussing is one of the reasons to update these procedures. Terry S. kept the meeting opened but stated due to time; we will go to our next public hearing scheduled.

At 7:15 P.M. the Public Hearing on a Single lot Subdivision application by the Russell Stevens. This Subdivision, called Steven's Farms with 6.18+- acres will be located in Government Lot 1 & N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 7-16-11 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Administrator Trumler stated due to weather we didn't receive the final plat. The surveyor will have it to us as soon as he can, we have the preliminary here. Russell and Sally Stevens were present to present the plat, they explained we are selling off the building site to the neighbors who need access to the road to get to their pasture. They brought with them aerial photos of the site. Ron and Carol Jensen were present and wanted to note they do not want the subdivision moved any further North, due to getting to close to nearby farm ground. A motion was made by Kenneth K. and 2nd by Lauren S. to approve the application. A roll call vote was taken and the motion carried 5-0. A Finding of Fact was completed. (See Attached) Secretary Klinginsmith asked the Stevens which date will work for them to schedule the commissioners meeting. It was decided to meet on March 13, 2012 due to mail time and the signatures needed on the Final Plat.

AT 7:45 P.M. the Subdivision Regulations hearing was continued. The requested changes were mailed to board members prior to the meeting. After some discussion a motion was made by Jack R. and 2nd by Ken K. to change Planning & Zoning subdivision procedures to include in on page 7 paragraph 5 and paragraph 10 under Multi-Lot Subdivisions as follows: (5) the final plat (mylar) must be filed in the zoning office; (10) no later than 90 days following the date of approval by the commissioners. And on page 8, Section 2 No. 4 and Section 3, No. 2 under Single Lot Subdivisions as follows: (4) Final (Mylar) plat must be in Zoning Office prior to public hearing being set.; (2) The survey must be filed with Register of Deeds no later than 90 days following the date of approval by the commissioners. As well as Subdivision Regulations on page 227 of the Howard County Planning & Zoning Regulations as follows: Under Section 13 No. 3. Recorded Plats: Previous wording "Seven copies of the recorded plat shall be provided by the sub-divider and shall be submitted to the Secretary of the Planning Commission for distribution to various public and semi-public departments, offices or agencies." New wording shall be; "Upon the approval of the plat, the county commissioners will sign the plat, which has all of the other needed signatures. The sub-divider then has 90 days to file the plat at the office of the register of deeds / county clerk. If they fail to complete the filing, they will be notified by the planning and Zoning Administrator and given 90 days before the subdivision is vacated. Once vacated, these surveyed plats must go



Howard Planning and Zoning Minutes



through the subdivision process again to become legal subdivisions. A roll call vote was taken and the motion carried 5-0. A Finding of Fact was completed.(See Attached)

The final item on the agenda was a discussion on Conservation Easements, Administrator Trumler let board members know that the Howard County Commissioners have asked that we set some regulations on these. County Attorney Schroeder informed the board that he looking into if that is something the Planning Commission can govern. We will discuss more at our next meeting.

A motion was made by Jack R. and 2nd by Ken K. to adjourn at 8:25 p.m.

The next meeting is scheduled for March 21, 2012 at 8:00 P.M. (Note time change due to Daylight savings)

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING March 21, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 21st of March, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. Roll call showed 8 members present: Daryl Anderson, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Jack Reimers, Dave Sack, Terry Spilinek, and Lauren Scarborough. Those absent were: Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda was mailed to board members prior to the meeting. The minutes from the February 15th 2012 meeting were read. A motion was made by Ken Kozisek and 2nd by Jack Reimers to approve minutes as written. The motion passed on a unanimous voice vote.

At 7:12 P.M. the Public Hearing on a Single lot Subdivision application by Daniel, Laura & Kenneth Harders. This Subdivision, called **Lemburg Subdivision** with 3.71+- acres will be located in the SE ¼ of Section 32-13-11 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Administrator Trumler represented the applicants to answer any questions & present the plat to the board and explained this site is South of Centura on Loup River Road. They own 160 acres and want to give some ground to their daughter for a housing site. The subdivision is out of the floodplain. There was no testimony in favor or opposed present. A motion was made by Jeff Christensen and 2nd by Dave Sack to approve the application. A roll call vote was taken and the motion carried 8-0. A Finding of Fact was completed. (See Attached)

Next item on the agenda was discussion regarding Conservation Easements. Administrator Trumler stated the county commissioners went to a meeting regarding conservation easements and they would like our board to review. Our State statues state Conservation easements must go through Planning & Zoning commission, but this is not written in our regulations. The concern is with all the river front property in Howard County that down the line if we get too many of these started the federal government could own much of the land and then no taxes will be collected and the county loses out on the tax revenue. It was discussed that the zoning board would review the conservation easements and will give a recommendation to the county commissioners. It was decided the Zoning administrator will write up a guideline for us to add to our regulations and review.

Final item on the agenda was discussion regarding number of houses on a quarter of ground. Administrator Trumler informed the board members of some area land owners have more than 1 non-farming residence on their quarter of ground. Discussion was had and it was decided that Administrator Trumler will write a letter and let the board review and discuss at our next meeting.

Administrator Trumler let the board members know of our 2012 Annual Planning Conference and asked if any of them would be attending, and if so to let us know no later than Tuesday 27th. A motion was made by Jack R. and 2nd by Ken K. to adjourn at 8:25 p.m.

The next meeting is scheduled for April 18, 2012 at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING April 18, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18th of April, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Jack Reimers, and Terry Spilinek. Those absent were: Dave Sack, Ron Kulwicki & Lauren Scarborough. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda and minutes of the March 21st, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2nd by Ken Kozisek to approve minutes as written. The motion passed on a unanimous voice vote.

At 7:05 P.M. the Public Hearing on a Single lot Subdivision application by Marvin Welty. This Subdivision, called **Marvin Welty Subdivision** with 3.074+- acres will be located in the SE ¼ of the SE ¼ of Section 29-13-11 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Marvin Welty presented the subdivision to the board and answered their questions. Administrator Trumler stated Marvin has waited several years to have this done, now that the property has been taken out of the floodplain he is able to proceed. Mr. Welty explained he wants to sell the property for someone to build a residence. There was no opposition present during the hearing. A motion was made by Daryl Anderson and 2nd by Jeff Christensen. to approve the application. A roll call vote was taken and the motion carried 6-0, with 1 abstaining. Board member Lauren Scarborough abstained due to arriving late. A Finding of Fact was completed. (See Attached)

At 8:15 P.M. the Public Hearing for a **Conditional Use Permit Application by Chris Mudd** for the application of livestock waste to be applied through irrigation systems in the NW ¼ of Section 5-16-10 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of meeting. Chris Mudd presented the details to the board, stating he would like to pump Hog affluent from the Wolbach Foods to his property and have it applied through his pivot. Testimony in favor included Reed Anderson, farm operator, Jim Buckley from Progressive Swine Technologies, and Chris Mudd, land owner. In favor points included: the project is approved by the DEQ, it will help plant growth, a economical method of applying nutrients back into the ground, adds value to the producer for their ground, and inspections are done by the DEQ and everything is logged. Testimony opposed included Mr. & Mrs. Sprague, Alvin Burke, Marty Post, Joan Christensen, Mr. & Mrs. Thompson and Lois Berggren. Opposed points included: Everyone in favor doesn't live near this proposed site. The Loup River water shed is near by and if this manure is soaked into our drinking water and water used for our animals to drink out of, what diseases, and antibiotics will be going into our bodies. The pivot could malfunction and the well could be backed up, and the winds that blow in Nebraska, the city of St. Paul could smell it. The stench of the smell of Wolbach Foods stays in the air all day and at times permeates into our house and clothing. Greeley County allowed the Wolbach foods to be built, let Greeley county deal with their problem, keep Howard County out of it. After much discussion by the board, a motion was made by Jeff Christensen and 2nd by Ken Kozisek to approve Conditional Use Permit with the following conditions attached: Permit will be good for 1 year, to be applied from April 20th to July 1, 2012. No end gun to be used. The well must be unhooked. A maximum of 3 applications not to exceed ¾" each time and the Zoning office will need to receive pumping records and an analysis of nitrogen. A roll call vote was taken and the motion carried 5-2, with 1 abstaining. Board member Ron Kulwicki abstained due to arriving late. A Finding of Fact was completed. (See Attached)



Howard Planning and Zoning Minutes



At 9:45 P.M. the Public Hearing for a **Conditional Use Permit Application by David A. Primrose, owner is Randy Christensen** for the application of livestock waste to be applied through irrigation systems in the N ½ of Section 4-16-10 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of meeting. David Primrose was present to answer the board's questions and explained that after listening to the prior hearing he was okay with all the stipulations that come with the permit. The ground is hilly and erodible and part of the ground has been disked up to allow for 2 pivots to be placed. There is a building site currently being lived in, and once the sale of land is final he will be renting that property out. The same testimony was heard in favor and opposed as the last hearing, however more opposition due to this ground being highly erodible and a neighbor stated there is a dam separating his land from this, but it currently over flows with rain as it is now. The ground currently is not on the DEQ list for Wolbach Foods. A motion was made by Ken Kozisek and 2nd by Jeff Christensen to deny the conditional use permit. A roll call vote was taken and the motion carried 8-0. A Finding of Fact was completed. (See Attached) The board members did propose to Mr. Primrose that once the ground is on the manure management plan, has been and farmed and the information is more complete it would be okay for him to reapply.

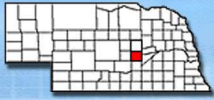
Next item of discussion was with resident Dennis and Travis Wilkinson. Dennis informed the board he has 9 acres with a house and there used to be a trailer house hooked up years ago, his son with his family would like to put a trailer house back onto the place so they could help take care of the horses and other farm chores. He has talked to neighbors and no one has a problem with having a trailer house there. The board explained in order for us to approve this, we would have to change our regulations, this is not allowed for under 20 acres of ground. They stated to ask neighboring land owner for 11 acres to purchase and then this would be allowable for your situation. Administrator Trumler stated he could come in and request to talk to the Variance board. Dennis thanked the board for their time.

Next item on the agenda was old business regarding Jay Peterson. Administrator Trumler shared a letter he has written and asked if there are any other changes, the changes were made and a letter will be sent shortly. The second item for old business is the issue of county easements. Administrator Trumler explained what the board of commissioners shared with him. It was decided to hold a public hearing to add wording to our regulations.

A motion was made by Jeff Christensen and 2nd by Jack Reimers to adjourn at 10:45 P.M.

The next meeting is scheduled for May 16, 2012
at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING May 16, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th of May, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Jack Reimers, Terry Spilinek and Dave Sack. Those absent were: Randy Kauk, Ron Kulwicki & Lauren Scarborough. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda and minutes of the April 18th, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2nd by Ken Kozisek to approve minutes as written. The motion passed on a unanimous voice vote.

Old business included the discussion on the Howard County Commissioners denying the decision the Planning and Zoning board made regarding the Conditional Use Permit application by Chris Mudd.

At 8:05 P.M. the Public Hearing for Smith Welding application to change zoning from A-2 to C-S located on Lot 1 Anderson Subdivision in S $\frac{1}{2}$, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27-15-10 W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Kelvin Smith owner of Smith Welding presented the application to the board and explained his decision to want to move the business outside of the town to better serve my customers in the community and to have more room. Kelvin stated he currently has 1 access off of the 281 HWY and is working with the State of Nebraska to allow a 2nd access for my customers to pull in on one entrance make a circle and exit the other drive. With the larger equipment this would allow me to service customers better. There was no opposition present during the hearing. A motion was made by Dave Sack and 2nd by Ken Kozisek to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached)

Next item on the agenda was discussion regarding our Conservation and Preservation Easement wording in our Zoning Regulations. After review of changes, we will hold a public hearing at our next meeting to get this updated.

A motion was made by Dave Sack and 2nd by Jack Reimers to adjourn at 8:45 P.M.

The next meeting is scheduled for June 20, 2012
at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT
May 16, 2012**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 16th day of May, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 7:00 P.M. Roll call showed 4 members present: Terry Spilinek, Clare Kurz, Mike Nelson, and Gary Craig. Absent was: Fred Meyer. Chairman Nelson stated there was a quorum of members present and the meeting would commence. Also present were Franz Trumler, Howard County Zoning Administrator and Cherri Klinginsmith, Acting Secretary.

Zoning Administrator, Trumler read the notice of the public meeting. An Affidavit was presented from the Phonograph-Herald dated the 2nd day of May, 2012 that this notice was published 10 days prior to the meeting. A proof of publication is filed in the Howard County Clerks office. Meeting notices and the agenda were mailed to each of the board members prior to the meeting.

The minutes from the January 18, 2012 were reviewed. A motion was made by Gary Craig and 2nd by Clare Kurz to approve the minutes. The motion passed on a unanimous voice vote.

At 7:02 P.M. Mike Nelson opened the public hearing to allow a second non-farming residence in the NE ¼ of Section 30-13-9W of the 6th P.M. in Howard County. Harvey Langrehr presented his application to the board and explained the ownership and building sites were present in 1966 prior to the zoning regulations established in 1972. Testimony in favor included Harvey Langrehr's comments and explained he called each neighbor to let them know of his intentions. There was no one present to oppose the hearing. After some discussion by the variance board a motion was made by Terry Spilinek and 2nd by Clare Kurz to approve the variance due to residences created prior to zoning regulations were put into place. A vote was taken and the motion carried 4-0. A Finding of Fact was completed. (See Attached)

The board also discussed the appointing of a new board member, Ron Ward has not made a decision yet, but it was agreed we need to find one as soon as possible

The meeting was adjourned at 7:35 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING June 20, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th of June, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Jack Reimers, Terry Spilinek and Lauren Scarborough. Those absent were: Randy Kauk, Ron Kulwicki & Dave Sack. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda and minutes of the May 16th, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2nd by Ken Kozisek to approve minutes as written. The motion passed on a unanimous voice vote.

Old business: None

At 8:05 P.M. the Public Hearing for Eagle Subdivision in the E ½, NE ¼, except a 2 acre tract in SE Corner of Section 30-13-9 W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Harvey Langrehr presented the application to the board and explained that this subdivision would allow him to sell the residence with 9.9 acres to tenants who have lived on the property for several years. The fact that this would create two (2) non-farming residences in the quarter section was exempted by a variance granted on May 16, 2012. The residence is near Mamot Feedlot and tenants are okay with the odor. Harvey called all adjacent land owners to make them aware of subdivision and none were present to oppose the request. A motion was made by Ken Kozisek and 2nd by Daryl Anderson to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached)

At 8:20 P.M. the Public Hearing for Pineview Subdivision in the NE ½ Except E ½ of E ½ of section 18-13-9 W of the 6th P.M. in Howard County. This subdivision is in A2 Zoning. Administrator read the notice of Meeting. Ed & Donna Assendrop presented the application to the board and explained they are retired and decided to sell the building site and move to town. No one was in opposition of application, and it meets all our zoning regulation. A motion was made by Lauren Scarborough and 2nd by Jack Reimers to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached)

At 8:30 P.M. the Public Hearing for adoption of Zoning Regulations on Conservation & Preservation Easements was held. After some review, the changes were accepted. Administrator Trumler stated he will be notifying the FSA office of the new regulation and they will need to inform us of any applications requesting this. A motion was made by Jack Reimers and 2nd by Jeff Christensen to approve the new regulations.

Next item on the agenda was discussion with Jay Peterson regarding his 2nd modular home. Jay presented his predicament and asked the board for some time to make a decision of asking tenants to move out of 2nd modular home, removing the modular or subdividing his property so the modular can remain on the premises. After much discussion the board agreed he is definitely in violation of our regulations. More discussion took place and Jay decided he would complete a subdivision application and if circumstances change later he will vacate the subdivision.



Howard Planning and Zoning Minutes



Next on the agenda was discussion regarding a proposed Motor cross track. Some discussion was had regarding the noise level and amount of traffic. The board took no further action due to the individual questioning this was not present to ask questions.

The final item on agenda was by Administrator Trumler to update the zoning board on the site visit of Dan Buhrman. The site has been cleaned up more and Mr. Buhrman is in the process of finishing the clean up, and the administrator feels good about the progress.

A motion was made by Jeff Christensen and 2nd by Daryl Anderson to adjourn at 9:40 P.M.

The next meeting is scheduled for July 18, 2012 at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING July 18, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18th of July, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:05 P.M. Roll call showed 5 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Terry Spilinek and Ron Kulwicki. Those absent were: Lauren Scarborough, Randy Kauk, Jack Reimers and Dave Sack. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda and minutes of the June 20th, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2nd by Ron Kulwicki to approve minutes as written. The motion passed on a unanimous voice vote.

Old business: None

At 8:07 P.M. the Public Hearing for Jacobson Acres Subdivision in the N ½ NE ¼ & NE ¼ NW ¼ of Section 14-13-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Dennis & Joy Jacobson presented the application to the board and Dennis explained that this subdivision would allow them to sell the house and building site to his sister. Board members verified that this is an existing residence. This subdivision will be the only non-farming residence in the quarter. A motion was made by Ken Kozisek and 2nd by Jeff Christensen to approve the application. A roll call vote was taken and the motion carried 5-0. A Finding of Fact was completed. (See Attached)

Next on the agenda was discussion regarding a proposed Motor cross track. However, no one was present to discuss so the board took no action.

A motion was made by Daryl Anderson and 2nd by Ron Kulwicki to adjourn at 8:20 P.M.

The next meeting is scheduled for August 15th 2012 at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING August 15, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th of August, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Terry Spilinek, Dave Sack and Jack Reimers. Those absent were: Lauren Scarborough, Randy Kauk, and Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office.

Old business: Administrator Trumler informed the board members of Jay Pederson's decision, to have tenants move out of modular home by August 1st and his son Tyler will be moving in, with the intentions of once the lease contract is up with land renter to have Tyler help him with the farm work.

At 8:05 P.M. the first item on the agenda was a Public Hearing for **Jensen Estate Acres Subdivision**, in the SW $\frac{1}{4}$ of Section 33-14-10W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Howard and Vivian Jensen were present for questions. Administrator Trumler presented the application to the board and stated it does meet all of our guidelines, as well as they understand the other residence could not be subdivided in the future unless it was with 20 acres or more. The Jensen's stated they spoke to Howard Greeley REA office to Brian Lukasiewicz regarding the addition of an electrical line. It was also stated by Vivian that the land owner, their son has agreed to give rights of the use of the driveway (which is part of the subdivided land) to the original farm stead if it would be sold in the future. A motion was made by Dave Sack and 2nd by Ken Kozisek to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached) Lauren Scarborough came during the middle of public hearing and therefore abstained from the vote.

The Agenda and minutes of the July 18th, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2nd by Dave Sack to approve minutes as written. The motion passed on a unanimous voice vote of 7-0.

Next on the agenda was discussion regarding a correction in wording of Rural Subdivision regulations. Administrator Trumler stated he discussed with Attorney Dave Schroeder and was told a public hearing would not be necessary for a correction like this. A motion was made by Ken Kozisek and 2nd by Jack Reimers to approve the new language on Section 3 of Rural Subdivisions from; Every lot or tract of land that is served by a private water and septic system shall have an area of not less than Twenty One Thousand Seven Hundred Eighty (21,780) square feet of lot area and an average width of not less than three acres. To the new corrected wording of; Every lot or tract of land that is served by a private water and septic system shall have an area of not less than Three (3) acres and an average width of not less than Two hundred (200) feet. A roll call vote was taken and the motion carried 7-0.

A motion was made by Jeff Christensen and 2nd by Dave Sack to adjourn at 8:20 P.M.

The next meeting is scheduled for September 19th 2012 at 8:00 P.M.



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING September 19, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th of September, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office.

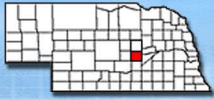
Roll call showed 7 members present: Lauren Scarborough, Jeff Christensen, Jack Reimers, Dave Sack, Kenneth Kozisek, Daryl Anderson and Terry Spilinek. Those absent were: Randy Kauk and Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Acting Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Dave Sack and 2nd by Jack Reimers to approve the Minutes of the August 15, 2012 meeting. The motion carried on a unanimous voice vote.

Old business: Chairman Terry S. updated the board members of Jay Pederson's recent actions of informing his tenant he would not be renting out his pasture next year, so it does seem Mr. Pederson is acting on his intentions mentioned in our August meeting. It was asked by the board if Administrator Trumler could verify who is living in the 2nd home. Administrator Trumler also informed the board that Dan Smydra may have some questions to ask the board after our Public Hearings.

At 8:05 P.M. the first item on the Agenda was a Single Lot Subdivision Application by Shirley Bahensky, named the **Bahensky Subdivision** in the SW ¼ of Section 12-14-11W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerks office. No one was present from the Bahensky family or Wolf Inc. to represent the subdivision. Administrator Trumler informed the board members that this subdivision meets all our regulations. However, there was a 1.9 acre lot previously surveyed off, but not legally subdivided, therefore this subdivision of 14.78 acres includes that surveyed lot to make it legally subdivided. Administrator Trumler also stated the County Attorney, Dave Schroeder came to him yesterday and was concerned that the Mylar is signed by Shirley Bahensky, as she is the trustee, however it is not listed that way on the Mylar. His suggestion was to make note of this in our minutes. A motion was made by Daryl Anderson and 2nd by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 7-0. A Finding of Fact was completed. (See Attached.)

At 8:15 P.M. the second item on the Agenda was Single Lot Subdivision Application by Jim and Janet Ummel, named the **Ummel's Subdivision** in the NE ¼ of Section 14-14-11W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Jim and Janet Ummel were present for questions. A motion was made by Ken Kozisek and 2nd by Dave Sack to approve the application. A roll call vote was taken. The motion carried 7-0. A Finding of Fact was completed. (See Attached.)

Dan Smydra and Cara Ritz were present and asked the board members if they could divide their 52 acre lot into 3 parcels; 20 acres, 20 acres and 12 acres. Administrator Trumler informed the board this is in A3 (Agricultural – Conservation) district. After some discussion regarding floodplain regulations, Chairman Terry Spilinek informed Mr. Smydra that with our current regulations in A3 district, he is not able to divide up the ground.



Howard Planning and Zoning Minutes



A motion was made by Dave Sack and 2nd by Jeff Christensen to adjourn. The motion carried. The meeting was adjourned at 8:40 P.M. The next meeting will be scheduled for October 17, 2012. **(No Meeting in October)**
Next possible meeting will be Nov 14th.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES

HOWARD COUNTY PLANNING & ZONING

November 14, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 14th of November, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office.

Roll call showed 6 members present: Terry Spilinek, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Ron Kulwicki, and Jack Reimers. Those absent were: Lauren Scarborough, Dave Sack and Daryl Anderson. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Acting Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Randy Kauk and 2nd by Ron Kulwicki to approve the Minutes of the September 19, 2012 meeting. The motion carried on a unanimous voice vote.

Old business: None.

At 7:05 P.M. the first item on the Agenda was a Single Lot Subdivision Application by Merlin and Bonnie Brenden, named the **Brenden Subdivision** in the E1/2 of the NW ¼ of Section 5-15-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerks office. Kay Meyer was present for the board to answer any questions. No one was present in favor or opposition to subdivision. Kay explained this is the current residence and confirmed the old trailer house is gone. A motion was made by Jeff Christensen and 2nd by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 8:15 P.M. the second item on the Agenda was a Single Lot Subdivision Application by Stephen J. Newlon and Maura J. Newlon, and the estate of Lucille Newlon Co-Personal Representatives Stephen Newlon, Thomas Newlon, Cynthia Thomason and Jeffrey Newlon, named the **Newlon Subdivision** in the SE ¼ of Section 3-14-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Barb Wroblewski was present to answer questions by the board. Administrator Trumler explained this is a former Subdivision named Newlon Site Subdivision. Barb explained the reason for the subdivision is the correction of markers, rectangle didn't close completely and adding 10 feet to the west side, my main concern is with the register of deeds that there are not two subdivisions. Administrator Trumler explained when we file this it will be noted as Newlon Site has been corrected and renamed Newlon Subdivision. A motion was made by Ken Kozisek and 2nd Jack Reimers to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 7:25 p.m. The next item on the agenda was the discussion regarding a dealership in A-1 district with Jared & Sarah Rasmussen in SE ¼ of Section 33-16-10W. Sarah Rasmussen was present to inform the board of what their intentions are, she explained they would have at most 3 to 4 farm vehicles, and advertise them through Craigslist and small time advertising, no signs would be on the road or highway for advertising. A motion was made by Ken Kozisek and 2nd by Jack Reimers to approve the dealership. Stipulations would include:
Limit of 5 vehicles
No signs other than lettering on building approved by Motor Vehicle Licensing Board.
No auxiliary lighting.



Howard Planning and Zoning Minutes



A roll call vote was taken. The motion carried 6-0.

7:35 p.m. a discussion with Brian Polland to start a business in the SE $\frac{1}{4}$ of section 6-13-9W which is in the A-2 district. Brian explained he bought 88 acres with the building site included. There is a 4,000 sq. ft. building he would like to add additional 4,000 sq. ft. and have a wholesale business of selling his case goods of mostly oil products. Average truck traffic would be 2 a week up to 8 and never more than 10. They would be delivering after 7:00 a.m. and before 4:30 p.m. I would not have a sign on the highway or be a bother to the neighbors at all. 60% of my business is over the phone and 40% is with the case goods delivered to the home. Previous owner did a great job of inserting underground sprinklers just about everywhere and I would have a 4 foot rock barrier and green grass around the building for fire prevention. Administrator Trumler stated this property is in A-2; therefore it is zoned for transition, but wanted the board to hear what Mr. Polland is wanting to do. After much discussion it was suggested to Mr. Polland by the board to apply to rezone the property to C-S (Highway commercial). Administrator Trumler explained procedures. No motion needed.

Last item on agenda was the discussion regarding the property of Fred Meyer located in SW $\frac{1}{4}$ of 27-15-10. Mr. Meyer was not present for the meeting. Administrator Trumler explained that Mr. Meyer was approached by a party who would like to build a house on the 11 acre triangular piece of property zoned I-2 and needed to know if this could be done. New residences are not allowed in I-2 (heavy industrial). After much discussion the board suggested that Mr. Meyer would have to apply to rezone the property to A-2 to allow for a home to be built.

At 8:25 a motion was made by Jeff Christensen and 2nd by Ken Kozisek to adjourn. The motion carried. The next meeting will be scheduled for December 19, 2012

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING December 20, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th of December, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska. Which meeting was postponed from December 19, 2012.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 7 members present: Ron Kulwicki, Dave Sack, Jack Reimers, Terry Spilinek, Jeff Christensen, Lauren Scarborough and Ken Kozisek. Those absent were: Daryl Anderson and Randy Kauk. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Acting Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Jack Reimers and 2nd By Ken Kozisek to approve the minutes of the November 14, 2012 meeting. The motion carried on unanimous voice vote.

Old business: None

At 7:05 P.M. the first item on the Agenda was a Single Lot Subdivision Application by Milton Nesiba, named the **Nesiba Subdivision** in the SE $\frac{1}{4}$ of Section 3-14-12W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Barbara Wroblewski was present for the board to answer any questions. Barbara explained the owner is selling off the rest of the Quarter but reserving the building site. There is an easement to access 12th Avenue. They currently have utility easement for this parcel of 9.09 acres, and Barbara may want to add that to the Deed. No one was present to oppose the subdivision. A motion was made by Dave Sack and 2nd by Ron Kulwicki to approve the application. A roll call vote was taken. The motion carried 7-0. A Finding of Fact was completed. (See Attached.)

At 7:15 P.M. Terry opened the Public Hearing for the **Brian Poland application to change zoning from A-2 to C-S** located on the part of the SE $\frac{1}{4}$ of Section 6-13-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Brian Poland was present for hearing. Brian explained he currently owns a business called B.P. Oil where he has cased goods on pallet brought in by semi's about 5-7 times a week; they unload and sometimes reload and ship back out. I purchased the Mr. Bolton property and since the large building was already there, I wanted to enlarge the building and have my warehouse there so I would be able to walk to work and spend more time with my family. I know there are concerns with bulk oil; however I will not have any large bulk containers on my property. I checked with DEQ and it doesn't apply to my situation. I have checked with the State Fire Marshall and I meet their criteria and their standards. Don Nealon was present to oppose the application and asked if he has talked to EPA, Fire Department, Road Department, and asked what are his plans if truck tips over, as well as our water table is low in that area.



Howard Planning and Zoning Minutes



Also felt not everyone was informed. Administrator Trumler explained all adjoining neighbors were informed with a notification of Public Hearing. Nebraska state law requires 300 feet/or adjoining land owners to be notified. Brian Poland's rebuttal said he understands the concerns of neighbors and it is more likely that only 1 truck a day max would be traveling along that gravel road. The Public Hearing was closed. The board members had discussions and clarified this is not spot zoning, due to this is in A-2, and looking at the regulations discussed tabling this hearing. The Zoning Board member Dave Sack left the meeting. A motion was made by Lauren Scarborough and 2nd by Jeff Christensen to table this application until our next meeting. A roll call vote was taken. The motion carried 6-0.

At 8:10 P.M. Terry Spilinek opened the Public Hearing for **B.P. Oil Subdivision** in the SE $\frac{1}{4}$ of Section 6-13-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. A motion was made by Lauren Scarborough and 2nd by Ron Kulwicki to table this application until our next meeting. A roll call vote was taken. The motion carried 6-0.

At 8:15 P.M. the Chairman opened the Public Hearing for **Kay Meyer application to change Zoning from I-2 to A-2** located on the SW $\frac{1}{4}$ of Section 27-15-10W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. The Meyers were not present for the hearing. No one was present in favor or to oppose the application. A motion was made by Ron Kulwicki and 2nd by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 8:20 P.M. the Public Hearing for the **Fred & Kay Meyer Subdivision** Application was opened. This Single Lot Subdivision is located in the SW $\frac{1}{4}$ of Section 27-15-10 W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. The Meyers were not present for the hearing. Administrator Trumler stated this is a legal subdivision and meets all the criteria. A motion was made by Jeff Christensen and 2nd by Jack Reimers to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 8:25 the next item on the agenda was a Single Lot Subdivision Application by Michael Toukan, named the **Ray of Sunshine Estates Subdivision** in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36-14-9W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Darcy Ray was present for the board to answer any questions. Administrator Trumler explained this subdivision is on the Merrick County line, it is a legal subdivision. We have received a letter from Merrick County Road Superintendent that they will take care of the low maintenance road, however until we receive a letter from their commission board agreeing with this, the Howard County Zoning office will not issue a Zoning/Building Permit. Darcy let the board know this is an 80 acre parcel, no building site there currently. A motion was



Howard Planning and Zoning Minutes



made by Ken Kozisek and 2nd by Jeff Christensen to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 8:30 P.M. the chairman opened the Public Hearing for **Zoning Regulations** was opened. Items discussed were Administrative Conditional Use Permits for Stock Piling and Fines as well as Road dedications. A motion was made by Jack Reimers and 2nd by Ken Kozisek to approve the road dedication changes on page 214 Section 6 and page 224 #3 a, as proposed. A roll call vote was taken. The motion carried 6-0. A motion by Jeff Christensen and 2nd by Ron Kulwicki to adopt the proposed changes on pages 89, 93, 111, & 114 of limiting 30 days of stockpiling to our regulations, and suggested a \$100.00 fine per day for the commissioners to review. A roll call vote was taken. The motion carried 6-0.

At 8:55 P.M. the final item on the agenda was a Single Lot Subdivision Application by Ken & Nancy Christensen, named the **Aarons Subdivision** in the E ½ SE ¼ of Section 2-13-12W of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. No one was present for discussion. Administrator Trumler explained the residence is already there and meets zoning requirements. A motion was made by Jeff Christensen and 2nd by Jack Reimers to approve the application. A roll call vote was taken. The motion carried 6-0. A Finding of Fact was completed. (See Attached.)

At 9:05 a motion was made by Jeff Christensen and 2nd by Ken Kozisek to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for January 16, 2013.

Cherri Klinginsmith, Acting Secretary