



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, March 20, 2013**, 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 6th day of March, 2013.

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 January 16, 2013 meeting.
3. **Chairman’s comments** –Old business
4. **8:05 P.M. – Public Hearing for the “Zoning Regulations pertaining to the Update of Matrix Regulations, and the addition of Administrative Subdivisions. – read the notice.**
 - A. Presentation of Requests- Items being updated in Matrix
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
6. **Adjournment**



Howard Planning and Zoning Agenda

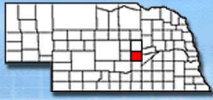


NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

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 17, 2013**, 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 3rd day of March, 2013.

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 March 20, 2013 meeting.
 3. **Chairman’s comments** –Old business
 4. **8:05 P.M. – Public Hearing for Diehl Subdivision** a Single lot subdivision in the NE ¼ of Section 33-13-12- read the notice
 - A. Presentation of Requests- Single Lot Subdivision
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
 5. **8:15 P.M. – Public Hearing for the “Zoning Regulations pertaining to the Update of Matrix Regulations. – read the notice.**
 - A. Presentation of Requests- Items being updated in Matrix
 - I. Review Matrix starting with M
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Vote to approve changes made to Matrix.
5. **Adjournment**



Howard Planning and Zoning Agenda

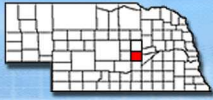


NOTICE OF MEETING HOWARD COUNTY ZONING & PLANNING COMMISSION

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 17, 2013, 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 1st day of July, 2013.

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 April 17, 2013 meeting.
3. **Chairman’s comments** –Old business
4. **8:05 P.M. – Public Hearing for a Single Lot Subdivision Application by Doug Wissing**, located in the NE ¼ of the NW ¼ of Section 21-13-9W of the 6th P.M. in Howard County – read the notice.
 - A. Presentation of Requests- Single Lot Subdivision
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **8:15 P.M. – Public Hearing regarding Howard County Zoning regulations pertaining to Administrative Conditional Use Permits and for Manure Storage procedures.-read the notice**
 - A. Presentation of Requests- Single Lot Subdivision
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
6. **8:30 P.M.** –Discussion regarding non-farming residences per quarter with Richard Loeffelbein in N ½ of Section 4-14-9.
7. Discussion on adding wording to Multi-lot Subdivisions regarding Utility Easements.
8. **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 17, 2013, 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 1st day of July, 2013.

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 April 17, 2013 meeting.
3. **Chairman’s comments** –Old business
4. **8:05 P.M. – Public Hearing for a Single Lot Subdivision Application by Doug Wissing**, located in the NE ¼ of the NW ¼ of Section 21-13-9W of the 6th P.M. in Howard County – read the notice.
 - A. Presentation of Requests- Single Lot Subdivision
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **8:15 P.M. – Public Hearing regarding Howard County Zoning regulations pertaining to Administrative Conditional Use Permits and for Manure Storage procedures.-read the notice**
 - A. Presentation of Requests- Single Lot Subdivision
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion By Planning & Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
6. **8:30 P.M.** –Discussion regarding non-farming residences per quarter with Richard Loeffelbein in N ½ of Section 4-14-9.
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, September 18, 2013, 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 5th day of September, 2013.

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 17, 2013 meeting.
3. **Chairman's comments** –Old business
4. **8:05 P.M. – Discussion with Jeff Mueller** regarding non farming residences in NE ¼ of Section 23-13-9.
5. **Discussion** regarding County Commissioners decision on Administrative Conditional Use Permits.
6. **Discussion** regarding CAFO Setback regulations
8. **Adjournment**



Howard Planning and Zoning Agenda



MINUTES HOWARD COUNTY PLANNING & ZONING September 18, 2013

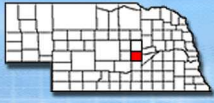
A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18th of September, 2013 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

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 Clerk's office.

Roll call showed 6 members present: Jeff Christensen, Ken Kozisek, Dave Sack, Terry Spilinek, Jack Reimers, and Lauren Scarborough. Those absent were: Daryl Anderson, Randy Kauk, and Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klingensmith, Zoning Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Ken Kozisek and 2nd by Dave sack to approve the minutes. Motion approved by unanimous voice vote.

Old business: None.

At 8:05 P.M. **the discussion with Jeff Mueller** regarding non-farming residences in NE ¼ of Section 23-13-9 was opened, with Jeff Mueller and his father-in-law Milt Stoppkotte present. Franz Trumler explained that Jeff came to our office to apply for a zoning permit to build a residence on the pivot corner, approximately 7 acres; however there is currently already one non-farming residence in the quarter. Jeff has a different situation, so we asked that he come to the zoning board to explain and help us interpret the regulations. Jeff introduced his father-in-law and stated his wife has been getting payments off the farming operation from Milt, for compensation off the farm income they receive. His wife will more than likely be inheriting the farm land and once she does we do intend on farming the ground. However, since it has not happened yet, Franz suggested I come to you and see if this would qualify as a farming operation. Milt Stoppkotte expressed that currently we have a trust that states the children would inherit the land that we have and we designated that specific piece of land to her and she will have the first opportunity to purchase the ground. Board members asked if the acreage would be sold and put into Jeff & Theresa's name. Milt stated yes, I don't know how to legally give this land to her, I want to help them out in building their house there, and my intentions are for them to have this land. Franz stated "the reason I had you talk to the board is I thought there might be something there I was missing, but we cannot change the regulations. You have the option of meeting with the Variance Board." The board members discussed with them that they want them to build there due to someday this land will be theirs and then it would qualify, but as it is now it doesn't and we cannot change the regulations. Milt Stoppkotte asked if there is no mortgage, can he build. Franz explained if there is no loan on it and don't need to subdivide due to mortgage reasons, you can build there, as it is part of the farming operation if it is not subdivided. The Zoning board suggested 3 options: 1) Build on land as it is now, if you could do it without a mortgage. 2) Buy 20+ acres to build on. 3) Apply to the Variance Board. Jeff M. asked the zoning board what he would need to bring to a variance board meeting. The board members suggested; proof that Jeff's wife is getting



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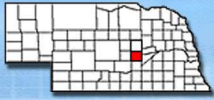
paid, prove that she is getting compensated more than other siblings due to her helping more and providing a list of what she does for the farming operation. Franz stated it is an unusual circumstance, that doesn't come up very often. Once variance application received we will set up a time for the Variance Board to meet.

Next on the agenda was the discussion with the board advising them of the County Commissioners decision on Administrative Conditional use permits and the consequences of not following the zoning regulations and timelines.

Also discussed was the issue of adding wording into our regulations for CAFO Waste Setbacks. Franz stated it is listed in A1 & A2 zoned land, but not in A3; and in our definitions, and the intent was for it to be in all zoned land, so this would be just a correctional change, not a change to our regulations.

At 8:50 P.M. a motion was made by Jeff Christensen and 2nd by Jack Reimers to adjourn. The motion carried by unanimous voice vote. The next meeting, is tentatively scheduled for October 16, 2013 at 8:00p.m.

Cherri Klinginsmith, Acting Secretary



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, October 16, 2013, 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 2nd day of October, 2013.

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 September 18, 2013 meeting.
3. **Chairman's comments** –Old business
4. **8:05 P.M. – Public Hearing to update the Zoning Regulations pertaining to the CAFO waste setbacks.**
5. **Discussion** regarding rezoning Section 14-14-10 from A3 to A2 due to flood plain updates.
6. NPZA Fall Meetings (November 7, 2013 – Hastings NE)
7. **Adjournment**



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 Jeff L. Mueller, to allow a second non-farming residence in the West ½ of the NE ¼ of Section 23-13-10 of the 6th P.M. in Howard County will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, October 16, 2013, 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 2nd day of October, 2013.

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 16, 2013 meeting.
3. Chairman’s comments – old business –
4. **Public Hearing for Jeff L. Mueller variance application** to allow a second non-farming residence in the West ½ of the NE ¼ of Section 23-13-10 -- read the notice.
 - A. Presentation of Requests –
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short rebuttal
 - B. Close Public Hearing – Discussion by Variance Board
 - B. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **Adjournment**

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, October 16, 2013, 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 2nd day of October, 2013.

Franz Trumler
Zoning Administrator



Howard Planning and Zoning Agenda



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 September 18, 2013 meeting.
3. **Chairman’s comments** –Old business
4. **8:05 P.M. – Public Hearing to update the Zoning Regulations pertaining to the CAFO waste setbacks.**
5. **Discussion** regarding rezoning Section 14-14-10 from A3 to A2 due to flood plain updates.
6. NPZA Fall Meetings (November 7, 2013 – Hastings NE)
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 7:00 P.M. on Wednesday, December 18, 2013, 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 4th day of December, 2013.

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 October, 16, 2013 meeting.
3. **Chairman's comments** –Old business
4. **7:05 P.M. – Public Hearing on a Single Lot Subdivision application by Kenneth & Deanna Hirschman**, located in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28-14-9.
5. **7:15 P.M. – Public Hearing on Rezoning property** along East side of HWY 281 and South Side of HWY 92 due to Floodplain changes in the NE $\frac{1}{4}$ 14-14-10 from A-3 to A-2, and property in NW $\frac{1}{4}$ 13-14-10 from A-3 to A-1.
6. **Adjournment**