



Howard Planning and Zoning Agenda



NOTICE OF MEETING

HOWARD COUNTY

VARIANCE BOARD

NOTICE is hereby given that a reorganizational meeting of the Variance Board of Adjustment will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 6:30 P.M. on Wednesday, February 19, 2014, 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 February 2014.

Franz Trumler

Zoning Administrator

AGENDA

1. **6:30 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. Reorganization

A. Election of Officers

- I. Chairman - _____
- II. Vice Chairman - _____
- III. Secretary - _____
- IV. Members re-appointed for another term (3 years) Mike Nelson (2014-2016)

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 7:00 P.M. on Wednesday, February 19, 2014**, 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 February, 2014.

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 December, 18, 2013 meeting.
3. **Reorganization**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman - _____
 - III. Secretary - _____
 - IV. Members re-appointed for another term (3 years) Randy Kauk, Terry Spilinek, Ron Kulwicki (2014 2016)
3. **Chairman's comments** –Old business
4. **7:05 P.M. – Public Hearing on a Single Lot Subdivision application by Garry Wells**, located in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3-15-11.
 - A. Presentation of Request- Recording of Plats
 - 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”, Sign application & Mylar
5. **7:15 P.M. – Public Hearing on a Rezoning application by Jerry Svoboda**, located in the SW $\frac{1}{4}$ of Section 12-14-10. This property is approximately 1.5 miles East of HWY 281 on the South side of HWY 92. Applicant is requesting to change zoning from A-3 to A-1.
 - A. Presentation of Request- Recording of Plats
 - IV. Testimony In Favor
 - V. Testimony Opposed
 - VI. Short rebuttal
 - B. Close Public Hearing – Discussion by Planning & Zoning Commission



Howard Planning and Zoning Agenda



C. Recommend Approval / Disapproval – Write “Finding of Fact”, Sign application.

6. Discussion regarding LB 550: Livestock Expansion Proposal and Lower Loup NRD newsletter.

7. Adjournment



Howard Planning and Zoning Agenda



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT
February, 19, 2014**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 19th day of February, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 6:30 P.M. Roll call showed 5 members present: Fred Meyer, Clare Kurz, Mike Nelson, Gary Craig, and Terry Spilinek. Those absent were Janet Thomsen. 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 5th day of February 2014 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 October 16, 2013 meeting were approved, by a unanimous voice vote.

The purpose of this meeting was reorganization. A motion was made by Fred Meyer and 2nd by Gary Craig to nominate Mike Nelson as Chairman. The motion carried on a unanimous voice vote.

A motion was made by Terry Spilinek and 2nd by Clare Kurz to nominate Fred Meyer as Vice Chairman. The motion carried on a unanimous voice vote.

A motion was made by Terry Spilinek and 2nd by Fred Meyer to nominate Gary Craig Secretary. The motion carried on a unanimous voice vote.

The Board of Adjustment officers will be the following for 2014 year:

Chairman – Mike Nelson	Reappointed for 2014-2016
Vice Chairman – Fred Meyer	Mike Nelson
Secretary – Gary Craig	

Chairman Nelson asked if there was any other business. Administrator Trumler informed the board of his retirement and welcomed Cherri Klinginsmith as his replacement. He thanked the board for all their years of service.

Administrator Trumler also mentioned to the board the recommendation of the County Attorney on our most recent meeting regarding Mr. Jeff Mueller. He suggested next time the proper process is that an applicant should be denied by the Zoning Board, and Commissioners before coming to Variance Board. The Variance Board discussed the issue, and felt this situation was handled correctly. They agreed there are some cases where the Zoning Board & Commissioners will deny and the applicant will request a Variance meeting. However, in this situation, the request was against the Zoning Regulations and the Zoning Board would have had no choice but to deny the application. The County Attorney was not present and discussion ended.

Next Administrator Trumler informed the board of the NRD newsletter “In the Loup” regarding Commercial Animal Feeding Operations with pits to be allowed to pump out of their pits onto non-irrigated acres of up to 3



Howard Planning and Zoning Agenda



inches per year. We confirmed with Leon “Butch” Koehlmoos from the NRD office that this would only be allowed on account of too much rainfall.

Administrator Trumler also informed the board of the Commissioners meeting March 11th 2014, where they will be discussing LB 550, Livestock Friendly. Administrator Trumler informed the Variance Board that our current regulations are farm friendly. We protect the resident and farmer as best we can. By enacting the LB550, most of our regulations would be overruled by the state. The bill proposes to give grants for roads and bridges for communities that enact LB550, however it does not apply to the current feeding operations that are in place.

A motion was made by Fred Meyer and 2nd by Gary Craig to adjourn. The motion carried on a unanimous voice vote.

The meeting was adjourned at 6:55 P.M.

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Agenda



MINUTES HOWARD COUNTY PLANNING & ZONING February 19, 2014

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th of February, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:15 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 5 members present: Daryl Anderson, Ken Kozisek, Jack Reimers, Terry Spilinek, and Lauren Scarborough. Those absent were: Randy Kauk, Jeff Christensen, Ron Kulwicki and Dave Sack. 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 Jack Reimers to approve the minutes of the December 18, 2013 meeting. The motion carried on unanimous voice vote.

Old business: None

The first item on the agenda was the election of officers. Officers elected for the 2014 year are as follows:

Chairman: Terry Spilinek, Vice-Chairman: Jack Reimers, Secretary: Daryl Anderson.

The Chairman of the Planning and Zoning Board will also be the representative to the Variance board.

The Howard County Commissioners have reappointed the following members to the Zoning Board for another term, 2014-2016

Randy Kauk
Ron Kulwicki
Terry Spilinek

At 7:25 P.M. the Public Hearing on a Single Lot Subdivision application by Garry Wells was opened. This subdivision, called the Well's Ranch Subdivision with 3.0+/- acres will be located in the N ½ of the SW ¼ of Section 3-15-11W of the 6th P.M. in Howard County. Justin Wells was present to inform the board about the application, in that he and his brother are buying the ground where the current grain bin is, with the intent to add another grain bin to the property. It's pretty flat and no utility changes should need to be done. Administrator Trumler, mentioned our county surveyor is in charge of finding the pins for this survey and they are having trouble finding one corner pin. Secretary Klingensmith let Justin know, that Garry may have to pay for another notice in the paper if this is not completed by Tuesday. No one was present to oppose/or in favor for the subdivision. A motion was made by Jack Reimers and 2nd by Ken Kozisek to approve the



Howard Planning and Zoning Agenda



application. A roll call vote was taken. The motion carried 5-0. A Finding of Fact was completed. (See Attached)

At 7:35 P.M. the Public Hearing on Rezoning application by Jerry Svoboda to change current zoning of A-3 to A-1 was opened. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Jerry Svoboda was present for discussion. Administrator Trumler explained last month when we rezoned South of HWY 92 from A-3 to A-1, it was due to the Floodplain changes, this here also drew back the floodplain and could also be changed from A-3 to A-1, and not A-2 due to it is not within a ½ mile of HWY 281. This land would then follow guidelines for A-1 regulations. Jerry is wanting to sell off the residence there, and current A-3 guidelines would not allow to sell off anything less than 80 acres.

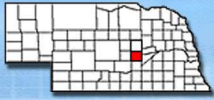
No one was present to oppose/or in favor for the rezoning. Some discussion was had by the board and a motion was made by Daryl Anderson and 2nd by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 5-0. A Finding of Fact was completed. (See Attached)

Some discussion was held about the LB 550 and Franz Trumler explained that everything he has heard about it is negative. If something doesn't fit our regulations they say we don't have to change, but they will have a 3rd party look at them. An Annual report will ask for changes to our zoning if any, and tell us what we need to change in our regulations. As you look through this material, they tell us we don't have to change our regulations, but they will have an outsider come and look through them. Franz continued that if you are interested in more information, I have some packets and the Commissioners will be discussing this in March. The Zoning Board came to the conclusion that if we enact LB 550, we may as well throw out our zoning laws, and what maybe works out East, would not necessary work here. Franz felt that we are currently livestock friendly.

Franz announced the Zoning Convention will be March 19, 20, & 21st in Kearney. If any of the board members interested in going to let Cherri know by March 6th.

At 8:20 P.M. a motion was made by Daryl Anderson and 2nd by Jack Reimers to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for March 19, 2014

Cherri Klinginsmith, Acting Secretary



Howard Planning and Zoning Agenda



MINUTES HOWARD COUNTY PLANNING & ZONING February 19, 2014

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th of February, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:15 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 5 members present: Daryl Anderson, Ken Kozisek, Jack Reimers, Terry Spilinek, and Lauren Scarborough. Those absent were: Randy Kauk, Jeff Christensen, Ron Kulwicki and Dave Sack. 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 Jack Reimers and 2nd by Ken Kozisek to approve the minutes of the December 18, 2013 meeting. The motion carried on unanimous voice vote.

Old business: None

The first item on the agenda was the election of officers. Officers elected for the 2014 year are as follows:

Chairman: Terry Spilinek, Vice-Chairman: Jack Reimers, Secretary: Daryl Anderson.

The Chairman of the Planning and Zoning Board will also be the representative to the Variance board.

The Howard County Commissioners have reappointed the following members to the Zoning Board for another term, 2014-2016

Randy Kauk
Ron Kulwicki
Terry Spilinek

At 7:25 P.M. the Public Hearing on a Single Lot Subdivision application by Garry Wells was opened. This subdivision, called the Well's Ranch Subdivision with 3.0+/- acres will be located in the N ½ of the SW ¼ of Section 3-15-11W of the 6th P.M. in Howard County. Justin Wells was present to inform the board about the application, in that he and his brother are buying the ground where the current grain bin is, with the intent to add another grain bin to the property. It's pretty flat and no utility changes should need to be done. Administrator Trumler, mentioned our county surveyor is in charge of finding the pins for this survey and they are having trouble finding one corner pin. Secretary Klingensmith let Justin know, that Garry may have to pay for another notice in the paper if this is not completed by Tuesday. No one was present to oppose/or in favor for the subdivision. A motion was made by Ken Kozisek and 2nd by Jack Reimers to approve the



Howard Planning and Zoning Agenda



application. A roll call vote was taken. The motion carried 5-0. A Finding of Fact was completed. (See Attached)

At 7:35 P.M. the Public Hearing on Rezoning application by Jerry Svoboda to change current zoning of A-3 to A-1 was opened. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Jerry Svoboda was present for discussion. Administrator Trumler explained last month when we rezoned South of HWY 92 from A-3 to A-1, it was due to the Floodplain changes, this here also drew back the floodplain and could also be changed from A-3 to A-1, and not A-2 due to it is not within a ½ mile of HWY 281. This land would then follow guidelines for A-1 regulations. Jerry is wanting to sell off the residence there, and current A-3 guidelines would not allow to sell off anything less than 80 acres.

No one was present to oppose/or in favor for the rezoning. Some discussion was had by the board and 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 5-0. A Finding of Fact was completed. (See Attached)

Some discussion was held about the LB 550 and Franz Trumler explained that everything he has heard about it is negative. If something doesn't fit our regulations they say we don't have to change, but they will have a 3rd party look at them. An Annual report will ask for changes to our zoning if any, and tell us what we need to change in our regulations. As you look through this material, they tell us we don't have to change our regulations, but they will have an outsider come and look through them. Franz continued that if you are interested in more information, I have some packets and the Commissioners will be discussing this in March. The Zoning Board came to the conclusion that if we become livestock friendly, we may as well throw out our zoning laws. Franz felt that we are currently livestock friendly without adopting the livestock friendly designation.

Franz announced the Zoning Convention will be March 19, 20, & 21st in Kearney. If any of the board members interested in going to let Cherri know by March 6th.

At 8:20 P.M. a motion was made by Daryl Anderson and 2nd by Jack Reimers to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for March 19, 2014

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, May 21, 2014, 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 7th day of May, 2014.

Cherri Klinginsmith
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 from the April 16, 2014 Meeting
3. **Chairman’s Comments** –Old Business- Administrator Comments on Comprehensive Plan
4. **8:05 P.M. Public Hearing for a Conditional Use Permit Application by Midland Telecom**
Updating the existing communications tower in the SE ¼ of section 17-15-11, located on 1644 Page Road, Elba NE – 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 with Loup Central Landfill-** (8:15) addition of a Leachate cleanout, but not included on Original Conditional Use Permit as a phase.
6. **Discussion Regarding Farmer Wanting to Build within Odor Footprint (8:30)**
Myron Perrel
7. **Discussion Regarding Cell Towers in Howard County (8:45)** - Update our Zoning Regulations on Cell Towers
8. **Discussion Regarding LB 550 – County designation (9:00)**
9. **Adjournment**



Howard Planning and Zoning Agenda



NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING 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 20, 2014, 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 August, 2014.

Cherri Klinginsmith
Zoning Administrator

AGENDA

1. **8:00 P.M.** - Call to order – recognize Open Meetings Law - Read Published Notice of Meeting
2. **Roll Call** – Approval of Minutes of July 23, 2014 Meeting
3. **Chairman’s Comments** - Old Business
4. **8:05 P.M. – Public Hearing for the Middle Loup Subdivision** a single lot subdivision in the SE ¼ of Section 29-13-12 – Read 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 and Zoning Commission
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **8:15 P.M. - Public Hearing Regarding Updating Howard County Zoning Regulations** pertaining to A-1 Agricultural District Conditional Uses – Read Notice
 - A. Presentation of Requests – Conditional Uses in A-1 District
 - 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. 8:35 P.M. - Public Hearing for a Conditional Use Application by Steven & Lee Klein for the Application of Soilbuilder II located in the W ½ of Section 32-16-10W – Read Notice

A. Presentation of Requests – Conditional Use Permit

- 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. Discussion on Odor Footprint Waivers

8. Adjournment



Howard Planning and Zoning Agenda



NOTICE OF PUBLIC HEARING BEFORE THE HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, September 17, 2014, 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 Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 3rd day of September, 2014

Cherri Klinginsmith
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 from the August 20, 2014 Meeting
3. **Chairman’s Comments**
4. **8:05 P.M. - Comprehensive Plan discussions:** Future Land Maps, Zoning & Subdivision Regulations for the County and Villages.
5. **9:20 P.M. - Public Hearing Regarding the Single Lot Subdivision Application by Marlene K. Kosmicki.** This single lot subdivision of 8.62 +/- acres will be named D.R.M.R. Subdivision and is located in the Government Lot 10 & W ½ SW ¼ of Section 1-16-12.
 - (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”
6. **Adjournment**



Howard Planning and Zoning Agenda



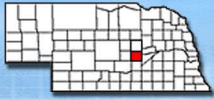
NOTICE OF MEETING HOWARD COUNTY VARIANCE BOARD

NOTICE is hereby given that a meeting of the Variance Board of Adjustment will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:30 P.M. on Wednesday, October 15, 2014, 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 October 2014.

Cherri Klinginsmith
Zoning Administrator

AGENDA

1. **7:30 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 20, 2014 Meeting
3. **Chairman’s Comments** – Old Business
4. **7:35 P.M. Public Hearing regarding Kerin Smydra’s Variance Application** to allow a structure to be built on an existing subdivision lot line in the SW $\frac{1}{4}$ of Section 2-15-10
 - A. Presentation of Requests
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
 - B. Close Public Hearing – Discussion by Variance Board
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **Adjournment**



Howard Planning and Zoning Agenda



NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, October 15, 2014, 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 Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 1st day of October, 2014

Cherri Klinginsmith
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 from the September 17, 2014 Meeting
3. **Chairman’s Comments**
4. **8:05 P.M. - Public Hearing Regarding the Conditional Use Permit Application by Jay and Tyler Petersen for Developing a Class I Feedlot** which is located in the NW $\frac{1}{4}$ of Section 27, Township 16N, Range 10W.

Presentation of Requests

- I. Testimony In Favor
- II. Testimony Opposed
- III. Short Rebuttal

- (a) Close Public Hearing – Discussion by Planning and Zoning Commission
- (b) Recommend Approval/Disapproval – Write “Finding of Fact”

5. **Discussion Regarding New Farm Feedlots**
6. **Discussion Regarding Odor Footprint Waivers**
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 will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:30 P.M. on Wednesday, October 15, 2014, 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 October 2014.

Cherri Klinginsmith
Zoning Administrator

AGENDA

1. **7:30 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 20, 2014 Meeting
3. **Chairman’s Comments** – Old Business
4. **7:35 P.M. Public Hearing regarding Kerin Smydra’s Variance Application** to allow a structure to be built on an existing subdivision lot line in the SW $\frac{1}{4}$ of Section 2-15-10
 - A. Presentation of Requests
 - I. Testimony In Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
 - B. Close Public Hearing – Discussion by Variance Board
 - C. Recommend Approval / Disapproval – Write “Finding of Fact”
5. **Adjournment**



Howard Planning and Zoning Agenda



NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, October 15, 2014, 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 Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 1st day of October, 2014

Cherri Klinginsmith
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 from the September 17, 2014 Meeting
3. **Chairman’s Comments**
4. **8:05 P.M. - Public Hearing Regarding the Conditional Use Permit Application by Jay and Tyler Petersen for Developing a Class I Feedlot** which is located in the NW $\frac{1}{4}$ of Section 27, Township 16N, Range 10W.

Presentation of Requests

- I. Testimony In Favor
- II. Testimony Opposed
- III. Short Rebuttal

- (a) Close Public Hearing – Discussion by Planning and Zoning Commission
- (b) Recommend Approval/Disapproval – Write “Finding of Fact”

5. **Discussion Regarding New Farm Feedlots**
6. **Discussion Regarding Odor Footprint Waivers**
7. **Adjournment**



Howard Planning and Zoning Agenda



NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, December 3, 2014, 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 Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 19th day of November, 2014

Cherri Klinginsmith
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 from the October 15, 2014 Meeting
3. **Chairman’s Comments**
4. **7:05 P.M. Comprehensive Plan Discussion** – Hanna:Keelan Associates
5. **8:05 P.M. Public Hearing for D.R.M.R. Vacating of Subdivision** in W ½ SW ¼ of Section 1-16-12
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 & Zoning Commission
 - C. Recommend Approval/Disapproval – Write “Finding of Fact”
6. **8:15 P.M. Public Hearing for Phyllis Stepanek for a Conditional Use Permit** for a Verizon Communication Tower located in the NE ¼ of Section 11-15-10 – 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 & Zoning Commission
 - C. Recommend Approval/Disapproval – Write “Finding of Fact”
7. **8:30 P.M. Waiver of Distance Setback Regulations**



Howard Planning and Zoning Agenda



8. Adjournment



Howard Planning and Zoning Agenda



NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, December 3, 2014, 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 Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 19th day of November, 2014

Cherri Klinginsmith
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 from the October 15, 2014 Meeting
3. **Chairman’s Comments**
4. **7:05 P.M. Comprehensive Plan Discussion** – Hanna:Keelan Associates
5. **8:05 P.M. Public Hearing for D.R.M.R. Vacating of Subdivision** in W ½ SW ¼ of Section 1-16-12
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 & Zoning Commission
 - C. Recommend Approval/Disapproval – Write “Finding of Fact”
6. **8:15 P.M. Public Hearing for Phyllis Stepanek for a Conditional Use Permit** for a Verizon Communication Tower located in the NE ¼ of Section 11-15-10 – 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 & Zoning Commission
 - C. Recommend Approval/Disapproval – Write “Finding of Fact”
7. **8:30 P.M. Waiver of Distance Setback Regulations**



Howard Planning and Zoning Agenda



8. Adjournment