



# 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 6:30 P.M. on Wednesday, January 21, 2015, 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 7<sup>th</sup> day of January 2015.

Cherri Klinginsmith  
Zoning Administrator

## AGENDA

1. **6:30 p.m.** – Call to Order – Recognize Open Meetings Law – Read the Published Notice of Meeting
2. **Roll Call** – Approval of Minutes of the October 15, 2014 Meeting
3. **Chairman's Comments** – Old Business  
**Administrator's Comments** – Annual Planning & Zoning Conference, March 11-13, 2015, Kearney, NE
4. **7:35 p.m. – Reorganization**
  - A. Election of Officers
    - I. Chairman
    - II. Vice-Chairman
    - III. Secretary
    - IV. Members Reappointed for another Term (3 years) – Gary Craig
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 7:00 P.M. on Wednesday, January 21, 2015, 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 7<sup>th</sup> day of January, 2015.

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 December 3, 2014 Meeting
3. **Chairman’s Comments**  
**Administrator’s Comments** – Annual Planning & Zoning Conference, March 11-13, 2015, Kearney, NE
4. **7:05 p.m. – Reorganization**
  - A. Election of Officers
    - I. Chairman
    - II. Vice-Chairman
    - III. Secretary
    - IV. Members Reappointed for another Term (3 years) – Dave Sack and Jeff Christensen
5. **7:15 p.m. – Public Hearing for the A-1, A-2, A-3 Zoning Regulation Wording and an Addition Of a Commercial Feeding Nuisance Easement Requirement – Read the Notice**
  - A. Presentation of Requests – Regulations
    - 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. **7:45 p.m. – Discussion on Livestock Friendly County Program**
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, February 18, 2015, 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 4<sup>th</sup> day of February, 2015.

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 January 21, 2015 Meeting
3. **Chairman’s Comments**
4. **7:05 p.m. – Comprehensive Plan Discussion**
5. **7:50 p.m. – Public Hearing for the A-1, A-2, A-3 Zoning Regulation Wording Regarding Farm and Commercial Animal Feeding Operation Distances from Residences** – Read the Notice
  - A. Presentation of Requests – Regulations
    - 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. **8:05 p.m. – Public Hearing Regarding Conditional Use Permit by Eagle Heart Ranch, Inc. to Expand from a Farm Feedlot to a Class I Feedlot** which is located in the E ½ SW ¼-SE ¼ of County Road of Section 27, Township 16N, Range 9W – Read the Notice
  - A. Presentation of Requests – Regulations
    - I. Testimony in Favor
    - II. Testimony Opposed
    - III. Short Rebuttal
  - B. Close Public Hearing – Discussion by Planning and Zoning Commission



# Howard Planning and Zoning Agenda



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

- 7. 8:20 p.m. – Discussion Regarding Cecil Kennedy Selling off Farmstead in A-3 Zoned Land**
- 8. Discussion Regarding Julie Wright (TLC Livestock) – Has Number of Pigs but not meeting the Six-Month Consecutive Time Period**
- 9. Discussion Regarding Taxidermy Husband/Wife Business**
- 10. Discussion on Livestock Friendly County Program**
- 11. 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, February 18, 2015, 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 4<sup>th</sup> day of February, 2015.

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 January 21, 2015 Meeting
3. **Chairman’s Comments**
4. **7:05 p.m. – Comprehensive Plan Discussion**
5. **7:50 p.m. – Public Hearing for the A-1, A-2, A-3 Zoning Regulation Wording Regarding Farm and Commercial Animal Feeding Operation Distances from Residences** – Read the Notice
  - A. Presentation of Requests – Regulations
    - 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. **8:05 p.m. – Public Hearing Regarding Conditional Use Permit by Eagle Heart Ranch, Inc. to Expand from a Farm Feedlot to a Class I Feedlot** which is located in the E ½ SW ¼-SE ¼ of County Road of Section 27, Township 16N, Range 9W – Read the Notice
  - A. Presentation of Requests – Regulations
    - I. Testimony in Favor
    - II. Testimony Opposed
    - III. Short Rebuttal
  - B. Close Public Hearing – Discussion by Planning and Zoning Commission



# Howard Planning and Zoning Agenda



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

7. **8:20 p.m. – Discussion Regarding Cecil Kennedy Selling off Farmstead in A-3 Zoned Land – NE ¼ Section 5, Township 13, Range 10**
8. **Discussion Regarding Julie Wright (TLC Livestock) – Has Number of Pigs but not meeting the Six-Month Consecutive Time Period**
9. **Discussion Regarding Taxidermy Husband/Wife Business**
10. **Discussion on Livestock Friendly County Program**
11. **Adjournment**



# Howard Planning and Zoning Agenda



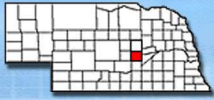
## NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

**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, March 18, 2015, 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 4<sup>th</sup> day of March, 2015.

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 February 18, 2015 Meeting
3. **Chairman’s Comments**
4. **7:05 p.m. – Comprehensive Plan Discussion**
5. **7:50 p.m. – Public Hearing Regarding Designation as Livestock Friendly County**
  - A. Presentation of Requests – Regulations
    - 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. **8:10 p.m. – Public Hearing Regarding Paul Rasmussen Single Lot Subdivision Application** located in the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 22, Township 13N, Range 11W
  - A. Presentation of Requests – Regulations
    - 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



**7. Discussion on A-3 Yard Regulations – Section 5, Number 5 – Update Wording**

**8. Discussion on LB106**

**9. Discussion Regarding Chuck Helgoth and Chris Kreikemeier – Class I Feedlot**

**10. Discussion Regarding Bill Dixson – Commercial Animal Feeding Operation (CAFO) Quarter Mile Setback**

**11. 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, April 15, 2015, 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 1<sup>st</sup> day of April, 2015.

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 March 18, 2015 Meeting
- 3. Chairman's Comments**
- 4. 8:05 p.m. – Public Hearing Regarding the Update of Zoning Regulations** pertaining to the Matrix for Land Use, Definitions for Home Occupations and A-2 (Agricultural-Transitional District) for Multi-family and two-family Dwellings, and A-3 (Agricultural Conservation District) Wording for Yard Regulation Setbacks for Farm and Commercial Animal Feeding Operations
- 5. 8:15 p.m. – Public Hearing Regarding a Conditional Use Permit Application by Eagle Heart Ranch, Inc. (Reg and Tamara Roth)** located in the E ½ SW ¼ of Section 27, Township 16N, Range 9W and part of the SW ¼ of Section 26, Township 16N, Range 9W, and part of the NW ¼ of Section 35, Township 16N, Range 9W, and part of the NE ¼ of Section 34, Township 16N, Range 9W
- 6. 8:30 p.m. – Public Hearing Regarding Rezoning Property** from A-3 (Agricultural Conservation District) to A-1 (Agricultural District) North of Hwy 58 Northward Following the Big Slough Floodplain due to Floodplain Changes
- 7. Discussion Regarding Bill Dixson** – Commercial Animal Feeding Operation (CAFO) Quarter Mile Setback
- 8. 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, May 20, 2015, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE. Dated this 6<sup>th</sup> day of May 2015.

Cherri Klinginsmith  
Zoning Administrator

## AGENDA

1. **7:30 p.m.** – Call to Order – Recognize Open Meetings Law – Read the Published Notice of Meeting
2. **Roll Call** – Approval of Minutes of the January 21, 2015 Meeting
3. **Chairman’s Comments**
4. **7:35 p.m. – Public Hearing Regarding Richard Pitcher to Allow for an Additional Non-Farming Residence in the NW ¼ of Section 3, Township 15, Range 9W**
  - A. Presentation of Requests - Regulations
    - 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. **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, May 20, 2015, 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 6<sup>th</sup> day of May 2015.

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 15, 2015 Meeting
3. **Chairman’s Comments**
4. **8:05 p.m. – Public Hearing Regarding a Single Lot Subdivision Application by Martin and Cynthia Peterson** consisting of 10 +/- Acres and will be named Lineshack Hill Subdivision located in the NE  $\frac{1}{4}$  of Section 15, Township 16N, Range 12W
  - A. Presentation of Requests – Regulations
    - 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. **8:20 p.m. – Public Hearing Regarding the Adoption of the Howard County and Villages of Boelus, Cotesfield, Cushing, Dannebrog, Elba and Farwell Comprehensive Plan and Zoning Regulations**
  - A. Presentation of Requests – Regulations
    - 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. 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, July 15, 2015, 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 1<sup>st</sup> day of July 2015.

Cherri Klinginsmith  
Zoning Administrator

### AGENDA

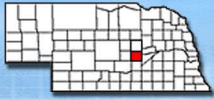
1. **8:00 p.m.** Call to Order – Recognize Open Meetings Law – Read the Published Notice of the Meeting
2. **Roll Call** – Approval of Minutes from the May 20, 2015 Meeting
3. **Chairman’s Comments**
4. **8:05 p.m. – Public Hearing Regarding Update of the Howard County Zoning Regulations to Add “Fireworks” to the Definition Section**
  - A. Presentation of Requests – Regulations
    - 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 a Single Lot Subdivision Application by LaDonna Obermiller-Ruvalcaba, Daron Obermiller & Devin Obermiller** consisting of 4.64 +/- Acres and will be named DJM Acres located in the NW ¼ of Section 28, Township 14N, Range 12W
  - A. Presentation of Requests – Regulations
    - 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. Discussion Regarding “Who Needs a Building/Zoning Permit in Howard County?” Insert with Tax Statements**
- 7. Discussion Regarding Tearing Down Old Residences**
- 8. Discussion Regarding Livestock Friendly County Designation**
- 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 & Zoning Commission will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 8:00 P.M. on Wednesday, August 19, 2015, 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 5<sup>th</sup> day of August 2015.

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 July 15, 2015 Meeting
3. **Chairman’s Comments** – Livestock Friendly County Designation
4. **8:05 p.m. – Public Hearing Regarding a Single Lot Subdivision Application by Jennifer Smydra** consisting of 10.00 +/- Acres and will be named North Hill Estates 2<sup>nd</sup> Addition located in the SW ¼ of Section 10, Township 15N, Range 10W
  - A. Presentation of Requests – Regulations
    - 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 on Sign Permit for Nathan Lutz in Country Meadows Estate Subdivision**
6. **Recommendation for County Planning & Zoning Fees**
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 16, 2015**, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE. Dated this 2<sup>nd</sup> day of September, 2015.

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 19, 2015 Meeting
3. **Chairman’s Comments**
4. **8:05 P.M. Public Hearing Regarding a Single Lot Subdivision application by Terrance and Barbara Nielsen.**
  - 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. **8:15 P.M. Public Hearing for update of zoning regulations pertaining to the Matrix of Land Use, advertising displays and signs.** **specifically**
  - 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. **8:25P.M. Public Hearing for a CUP by Nathan Lutz. Request for advertising sign.**
  - A. Presentation of Requests
    - I. Testimony In Favor
    - II. Testimony Opposed
    - II. Short Rebuttal
  - B. Close Public Hearing – Discussion by Planning and Zoning Commission
  - C. Recommend Approval / Disapproval – Write “Finding of Fact”
7. **8:45P.M. Discussion regarding residence within Bunker Hill Odor Footprint.**
8. **9:00P.M. Discussion regarding advertising sign for alfalfa.** (East side of HWY 281 and on Loup River Road)

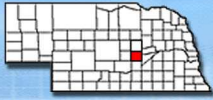


# Howard Planning and Zoning Agenda



9. 9:10P.M. Preview of sign regulations.

9. 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, October 21, 2015**, 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 7<sup>th</sup> day of October, 2015.

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 16, 2015 Meeting
3. **Chairman’s Comments**
4. **8:05 P.M. Public Hearing for a CUP (Conditional Use Permit) by Nathan Lutz. Request for Advertising sign at a Home based business.**
  - 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. Adjournment