



# Howard Planning and Zoning Agenda



## AGENDA

### Planning & Zoning Meeting January 20<sup>th</sup> 2016

**1. 7:00 P.M.** – Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.** Roll Call – Approval of minutes of the December 16, 2015 meeting.

**3.** Chairman’s comments – old business –

#### **4. 7:05 P.M. – Reorganization**

##### A. Election of Officers

I. Chairman - \_\_\_\_\_

II. Vice Chairman- \_\_\_\_\_

III. Secretary - \_\_\_\_\_

IV. Members re-appointed for another term (3 years) Daryl Anderson,  
Ken Kozisek, & Jack Reimers.

#### **5. 7:15 P.M. – Public Hearing regarding the update of Sign Regulations. – read the notice.**

##### A. Presentation of Requests – Sign 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”

**A1.** Dusty Dugan – Discussion on updated Odor Footprint

**A2.** Julie Wright - Discussion on confinement timeframe for Hogs.

#### **6. Adjournment**



# Howard Planning and Zoning Agenda



## AGENDA

### VARIANCE BOARD MEETING JANUARY 20, 2016

1. **6:30 P.M.** – Call to order – recognize Open Meeting Law- read the published notice of the meeting.
2. Roll Call – Approval of minutes of the May 20, 2015 meeting.
3. Chairman’s comments – old business –

#### 4. **6:50 P.M. – Reorganization**

##### A. Election of Officers

- I. Chairman- \_\_\_\_\_
- II. Vice Chairman - \_\_\_\_\_
- III. Secretary - \_\_\_\_\_
- IV. Members re-appointed for another (3 years) Terry Spilinek & Fred Meyer  
(2016-2018)

#### 5. **Adjournment**



# Howard Planning and Zoning Agenda



## AGENDA

### Planning & Zoning Meeting January 20<sup>th</sup> 2016

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##### A. Presentation of Requests – Sign 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”

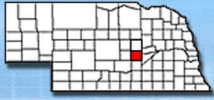
**6.** Dusty Dugan – Discussion on updated Odor Footprint

**7.** Julie Wright - Discussion on confinement timeframe for Hogs.

**8. Adjournment**

## AGENDA

### VARIANCE BOARD MEETING JANUARY 20, 2016



# Howard Planning and Zoning Agenda



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2. Roll Call – Approval of minutes of the May 20, 2015 meeting.
3. Chairman’s comments – old business –

## 4. **6:50 P.M.** – Reorganization

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- I. Chairman- \_\_\_\_\_
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- III. Secretary - \_\_\_\_\_
- IV. Members re-appointed for another (3 years) Terry Spilinek & Fred Meyer  
(2016-2018)

## 5. **Adjournment**



# Howard Planning and Zoning Agenda



## AGENDA

### Planning & Zoning Meeting January 20<sup>th</sup> 2016

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**2.** Roll Call – Approval of minutes of the December 16, 2015 meeting.

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#### **4. 7:05 P.M. – Reorganization**

##### A. Election of Officers

I. Chairman - \_\_\_\_\_

II. Vice Chairman- \_\_\_\_\_

III. Secretary - \_\_\_\_\_

IV. Members re-appointed for another term (3 years) Daryl Anderson,  
Ken Kozisek, & Jack Reimers.

**5. 7:15 P.M. – Public Hearing regarding the update of Sign Regulations. – read the notice.**

##### A. Presentation of Requests – Sign 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.** Dusty Dugan – Discussion on updated Odor Footprint

**7.** Julie Wright - Discussion on confinement timeframe for Hogs.

#### **8. Adjournment**

## AGENDA

### VARIANCE BOARD MEETING JANUARY 20, 2016



# Howard Planning and Zoning Agenda



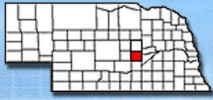
1. **6:30 P.M.** – Call to order – recognize Open Meeting Law- read the published notice of the meeting.
2. Roll Call – Approval of minutes of the May 20, 2015 meeting.
3. Chairman’s comments – old business –

## 4. **6:50 P.M.** – Reorganization

### A. Election of Officers

- I. Chairman- \_\_\_\_\_
- II. Vice Chairman - \_\_\_\_\_
- III. Secretary - \_\_\_\_\_
- IV. Members re-appointed for another (3 years) Terry Spilinek & Fred Meyer  
(2016-2018)

## 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 and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 7:00 p.m. on Wednesday, February 17, 2016, 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 3<sup>rd</sup> day of February, 2016

Cherri Klinginsmith, Zoning Administrator

### AGENDA

**7:00 P.M.** – Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.** Roll Call – Approval of minutes of the January 20, 2016 meeting.

**3.** Chairman's comments – old business –

**4. 7:05 P.M. – Public Hearing regarding the update of Sign Definitions. – read the notice.**

A. Presentation of Requests – Sign regulations

I. Testimony in Favor

II. Testimony Opposed

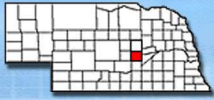
III. Short rebuttal

B. Close Public Hearing – Discussion by Planning and Zoning Commission

C. Recommend Approval/Disapproval – Write "Finding of Fact"

**5. Discussion regarding Nathan Lutz sign.**

**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 and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday, March 16, 2016, 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 2<sup>nd</sup> day of March, 2016

Cherri Klinginsmith, Zoning Administrator

### AGENDA

- 8:00 P.M.** – Call to order – recognize Open Meeting Law – read the published notice of the meeting.
- 2.** Roll Call – Approval of minutes of the February 17, 2016 meeting.
- 3.** Chairman’s comments – old business – NPZA Conference
- 4. 8:05 P.M.** - Non-conforming land use  
**8:10 P.M.** - Adult Entertainment  
**8:30 P.M.** - Cabins
- 5. 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, April 20, 2016, 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 April 2016.

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 20, 2016 Meeting
3. **Chairman’s Comments**
4. **7:35 p.m.** – **Public Hearing to allow for an accessory building to be built on a lot with less than 3 acres. This lot is located in the SW ¼ of Section 5, Township 14N, Range 10W**
  - A. Presentation of Requests - Regulations
    - I. Testimony in Favor
    - II. Testimony Opposed
    - III. Short Rebuttal
  - B. Close Public Hearing – Discussion by Variance Board of Adjustments
  - 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 and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday, April 20, 2016, 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 31<sup>st</sup> day of March, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

### AGENDA

**8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of the March 16, 2016 meeting.

**3.) 8:05 P.M. - Ashley Davis Property**- discuss with zoning if this could be divided into 2 parcels A-1 district.

**4.) 8:15 P.M.- Public Hearing for Mathis Re-plat Subdivision**-this is a Multi-lot Subdivision located in the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 21, Township 13N, Range 9W.

A. Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**5.) 8:30 P.M. - Adult Entertainment**

**6.) 8:45 P.M.-Rezone- Rural Commercial Industrial**

**7.) 9:00 P.M.-Irrigation Systems**

**8.) 9:10 P.M.-Discussions- Vannis**

**9.) 9:20 P.M.-Temporary Housing Unit for Elderly**

**10). 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, May 18, 2016, 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 May, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

**8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of the April 20, 2016 meeting.

**3.) 8:05P.M. - Public Hearing for Mathis Replat Subdivision.** - This is a Multi-lot subdivision located in 21-13-9.

A. Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**4.) 8:15P.M. - Discussion with Harvey Fink on request for subdivision.**

**5.) 8:20 P.M.-Discussion on CAFO setbacks for Marilyn Bader.**

**6.) 8:30 P.M. - Discussion with Margaret Friesen on her request for a guest house  
W1/2 SW1/4 14-13-10 (80 ACRES)**

**7.) 8:40 P.M – Discussion regarding Jared Rasmussen Dealership**

**8.) 8:45 -Adult Entertainment Discussions**

**8.) Adjournment**



# Howard Planning and Zoning Agenda





# Howard Planning and Zoning Agenda



## MINUTES HOWARD COUNTY PLANNING & ZONING May 18, 2016

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18<sup>th</sup> day of May, 2016 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 Klinginsmith read the notice of meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Chris Kosmicki, Kenneth Kozisek, Jack Reimers and Terry Spilinek. Those absent were Ron Kulwicki, Randy Kauk and Dave Sack. Also present were Cherri Klinginsmith, Howard County Planning & Zoning Administrator and Nancy Usasz, Planning & Zoning Secretary. Members of the public present were Bo Vanis, Marilyn Bader & Rod Placke.

The agenda and minutes were emailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and Seconded by Jeff Christensen to approve the minutes from the April 20, 2016 meeting. The motion was carried by unanimous voice vote.

At 8:05 P.M. The Public Hearing for Mathis Re-Plat Subdivision was held. This is a multi-lot subdivision located in the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 21, Township 13N, Range 9W. Cherri Klinginsmith read the Notice of Public Hearing. The final plat was presented. Rod Placke asked about the possibility of re-zoning lot 1 to C-1 in the future. The board said that since the neighboring lot is Commercial it would just be a matter of filing the paperwork and having a public hearing. Discussion was had regarding roads accessing the property and powerlines. There was no opposing testimony. The Public hearing was closed and Jack Reimers made a motion to approve the Mathis re-plat subdivision, a multiple lot subdivision, seconded by Kenneth Kozisek. The motion carried 6-0 vote. Finding of Fact attached.

Next of the Agenda was Discussion on Harvey Finck's request for a subdivision located at w  $\frac{1}{2}$  NE  $\frac{1}{4}$  13-13-11, located within the A-3 district. Harvey came into the Planning & Zoning office inquiring about the possibility of subdividing his 76 acre farm. Administrator Klinginsmith told him that the quarter already has one non-farming residence on it and therefore the farm site needs to stay with the farm ground. The Zoning Board agreed.

Next on the agenda was Discussion on CAFO waste setbacks for Marilyn Bader. Marilyn was in attendance to present her request for a CAFO waste setback. She had previously had a CAFO waste setback at SE  $\frac{1}{4}$  1-13-10 and has moved across the road. She feels that she has the right to request the setback and wants the board to re-consider her request. Administrator Klinginsmith informed her that the neighboring land owner when applying manure must stay 300 feet away from her residence and 100 feet from a well. Marilyn stated the manure is full of e-coli and microorganisms and is a great health risk for her family. She also asked why the CAFO waste setback could not be requested after November 2009. The Board explained that if everyone started requesting the setback the feedlot owners would not have a place to spread their manure. Therefore, a deadline was put into place, and now residents who lived in homes in existence prior to November 2009 can request the CAFO waste setback. Once the resident moves, the new resident of the home does not have the



# Howard Planning and Zoning Agenda



option to file for the setback. Cherri spoke to County Attorney Dave Schroeder and the CAFO waste setback wording needs to be clarified from: Rural residents of homes in existence prior to Nov. 2009, may request a 1320' (1/4 mile) waste setback from their home which will be kept on file by the Planning & Zoning Office. It will remain in effect as long as the undersigned resides at the location. (All homes built after that date will not have this option). The new clarified wording will read: Rural residents who lived in homes in existence prior to Nov. 2009, may request a 1320' (1/4 mile) waste setback from their home which will be kept on file by the Planning & Zoning Office. It will remain in effect as long as the undersigned resides at the location. (All homes built after that date, or new occupants for existing homes will not have this option)

Next on the agenda was discussion regarding Margaret Friesen and her request for a guest house located at W ½ SW ¼ 14-13-10. She called the Planning and Zoning office inquiring about the possibility of putting a guest house on her property for a handicapped family member. After discussion and reviewing the regulations for A-1 district; section 2 conditional uses #11, the board decided that it would be permitted with an approved Conditional Use Permit and the electrical and sewer must come from the main dwelling.

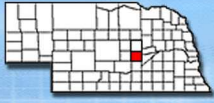
Next of the agenda was discussion regarding Jared Rasmussen's dealership. In 2012 Sarah Rasmussen met with the Planning and Zoning Board and asked for approval to operate a car sales business in an Agricultural Zoned District. Administrator Klingensmith sent a letter to the Motor Vehicle Licensing Board stating that they would be allowed to have 5 vehicles on display at a time. Jared called the office and stated that Motor Vehicle Licensing Board requires them to have space for 10. Cherri Klingsmith asked for approval to reword the letter to state that they have space for 10+ vehicles but can only display 5 at a time. The board approved her request.

Next on the agenda the Proposed Adult Entertainment regulations were discussed. The proposed regulations were mailed the board members prior to the meeting. The County Attorney read the regulations and approved of them prior to the meeting. It was decided that such establishments should be located in the A-1 district with an approved conditional use permit and must be located within 500 feet of a highway in Howard County. Klingensmith also visited with the Sheriff's office and they liked like the idea of establishments being within 500 feet of a highway. The Board members were upset that the County Attorney was not present to give legal counsel and hope that he will be present for the Public Hearing to accept the Adult Entertainment Regulations in June. Also the board asked if the County Attorney is not present at our June Public Hearing, is there a way to cancel the Public Hearing? Administrator Klingensmith will check into this.

At 9:20 P.M. a motion was made by Kenneth Kozisek and seconded by Chris Kosmicki to adjourn. The motion carried by unanimous voice vote. Next meeting is tentatively scheduled for June 15, 2016.

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Nancy Usasz, Secretary



# 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, June 15, 2016, 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 June, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

**1.) 8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of the April 20, 2016 meeting.

**3.) Old Business**

**4.) 8:05P.M. - Public Hearing-** Nathan & Nikki Timmons Conditional Use Permit

A. Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write “Finding of Fact”

**5.) 8:15P.M. - Public Hearing-** Nesiba Subdivision

A. Presentation of Request

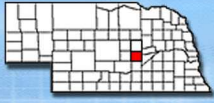
- I. Testimony in Favor
- II. Testimony Opposed
- III. Short Rebuttal

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write “Finding of Fact”

**6.) 8:25 P.M. - Public Hearing-** Updating Howard County Zoning Regulations pertaining to Adult Establishments and the Howard County Zoning Definitions.

A. Presentation of Request



# Howard Planning and Zoning Agenda



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

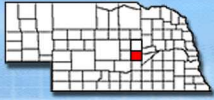
B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**7.) 8:45 P.M. – Discussion** -Verizon Wireless/Phyllis Stepanek C.U.P. for Verizon Tower

**8.) 8:50 P.M –Discussion** - LB106

**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, September 21, 2016, 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 7th day of September, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

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**1.) 8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of August 17, 2016 meeting.

**3.) Old Business**

**4.) 8:05 P.M. Public Hearing**-Whitetail Creek Subdivision: 34-16-10  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**5.) 8:15 P.M. Public Hearing**-Quail Hill Subdivision: 27-16-10  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**6.) 8:25 P.M. Public Hearing**- St. Libory Rezone Block 6 Lots 1-8  
Presentation of Request

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

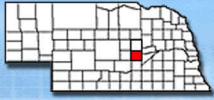
B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**7.) 8:40 P.M. Public Hearing** –Shayne Bader C. U. P.: 33-16-9 & 3-15-10  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission



# Howard Planning and Zoning Agenda



C. Recommended Approval/Disapproval- Write "Finding of Fact"

## 8.) Adjournment

### **CORRECTED**

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

**NOTICE IS HEREBY GIVEN** that the Howard County Planning & Zoning Commission will hold a public hearing on a Rezoning Application by Union Grain of St. Libory, Roger Skorniak manager, to rezone property from A2 (Agricultural – Transitional District) to **I-2 (Heavy Industrial District)**. This property is located on Tax Lots 14 & 15, 1.25 +/- acres in the NW ¼ of the SE ¼ of Section 21, Township 13, Range 9W of the 6<sup>th</sup> P.M. in Howard County. The application also request to rezone property from R-1 (Residential Single Family District) to **I-2 (Heavy Industrial District)**. This property is located on Lots 1, 2, 3, 4, 5,6,7,8 of Block 6, Original Town of St. Libory in Howard County.

Said meeting shall be held at the Howard County Courthouse, in the Assembly Room, St. Paul, NE at 8:25 P.M. Wednesday, September 21, 2016, which meeting will be open to the public. A copy of the application is available for public inspection at 612 Indian St., St. Paul, NE during regular business hours.

Dated this 8<sup>th</sup> day of September, 2016  
Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning



# 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, October 19, 2016, 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 5th day of October, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

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**1.) 8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of September 21, 2016 meeting.

**3.) Old Business**

**4.) 8:05 P.M. Public Hearing**-Mini Storage Units in Elba: Application for C.U.P.  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**4.) 8:15 P.M. Public Hearing**- Zone Change Application by Union Grain- Tax Lots 14 & 15 Section 21-13-9  
Presentation of Request

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

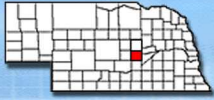
B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**4.) 8:25 P.M. Public Hearing**- Union Grain Application for C.U.P. in residential district.  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

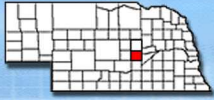


# Howard Planning and Zoning Agenda



C. Recommended 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 and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday, October 19, 2016, 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 5th day of October, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

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**1.) 8:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of September 21, 2016 meeting.

**3.) Old Business**

**4.) 8:05 P.M. Public Hearing**-Mini Storage Units in Elba: Application for C.U.P. Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**4.) 8:15 P.M. Public Hearing**- Zone Change Application by Union Grain- Tax Lots 14 & 15 Section 21-13-9 Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

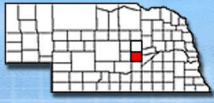
C. Recommended Approval/Disapproval- Write "Finding of Fact"

**4.) 8:25 P.M. Public Hearing**- Union Grain Application for C.U.P. in residential district. Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"



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## 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 7:00 p.m. on Wednesday, November 16, 2016, 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 2<sup>nd</sup> day of November, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

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**1.) 7:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of September 21, 2016 meeting.

**3.) Old Business**

**4.) 7:05 P.M. Public Hearing-** Leanin' Tree Ranch Subdivision  
Presentation of Request

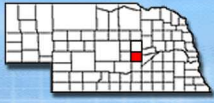
- I. Testimony in Favor
- II. Testimony Opposed
- III. Short Rebuttal

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**5.) 7:15 P.M. - Additional** Dwelling for SE ¼ 4-13-9- as an accessory use A-1 (Section 3, #1 A-2)

**6.) Adjournment**



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**NOTICE IS HEREBY GIVEN** that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 7:00 p.m. on Wednesday, November 16, 2016, 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 2<sup>nd</sup> day of November, 2016.

Cherri Klinginsmith, Administrator  
Howard County Planning & Zoning

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**1.) 7:00 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

**2.) Roll Call** - Approval of minutes of September 21, 2016 meeting.

**3.) Old Business**- Shayne Bader's fields have been flagged.

**4.) 7:05 P.M. Public Hearing**- Leanin' Tree Ranch Subdivision  
Presentation of Request

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

B. Close Public Hearing- Discussion by Planning & Zoning Commission

C. Recommended Approval/Disapproval- Write "Finding of Fact"

**5.) Discussion**- Additional Dwelling SE ¼ 4-13-9- as an accessory use A-1 (Section 3, #1 A-2)

**6.) Discussion**- Adjoining land purchases

**7.) Adjournment**