



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 18, 2017, 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 January 2017

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 November 16, 2016 meeting.
- 3.) **Old Business-**
- 4.) **6:35 P.M. – Reorganization**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman- _____
 - III Secretary - _____
 - IV. Members Appointed for another term (3- years) Mike Nelson.
- 5.) **Adjournment**



Howard Planning and Zoning Agenda

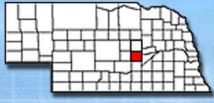


NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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 15, 2017, 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 February, 2017.

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 January 18, 2017 meeting.
- 3.) **Old Business-**
- 4.) **Discussion with Tom & Leigh Busch on Elderly Housing**
- 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, March 15, 2017, 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 March, 2017.

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 February 15, 2017 meeting.

3.) Old Business-

4.) 8:05p.m. Public Hearing- Parker Acres Subdivision N ½ NE ¼ 20-15-10
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-Update of Howard County Zoning Regulations pertaining to Livestock Washouts
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.) Discussion- Second Residence 19-14-12

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 and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday, April 19, 2017, 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 April, 2017.

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 March 15, 2017 meeting.
 - 3.) Old Business**- Shayne Bader C.U.P & Composting Site
 - 4.) 8:05p.m. Public Hearing**- Parker Acres Subdivision N ½ NE ¼ 20-15-10
 - 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.) 8:15 p.m. Public Hearing**- Update A-1 Zoning Regulations on Single Family Dwellings
 - 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.) 8:30 p.m. Public Hearing**- Update wording for the legal description of Leanin’ Tree Ranch 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.) Adjournment**



Howard Planning and Zoning Agenda

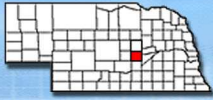


NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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, NE at 8:00 p.m. on Wednesday, May 17, 2017, 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 May, 2017.

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 April 19, 2017 meeting.
- 3.) **Old Business**
- 4.) **8:05 PM- Public Hearing-**Purdy Subdivision Single Lot Subdivision in the North East Corner of 33-13-12W
 - 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.) **8:15 PM Public Hearing-** Vacate Subdivision-Peterson Acres
 - 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.) **8:20 PM- Public Hearing-** Straw Boss Addition- Multi Lot 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”
- 5.) **8:30 PM- Public Hearing-** C.U.P. Nuisance Easement- Thomas
 - 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.) **8:40 PM- Public Hearing-** C.U.P. Commercial Biodegradable Waste Gary & Tanya Meyer
 - A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal



Howard Planning and Zoning Agenda



- B. Close Public Hearing- Discussion by Planning & Zoning Commission
- C. Recommended Approval/Disapproval- Write "Finding of Fact"

7.) 8:50 PM- Public Hearing- C.U.P. Commercial Biodegradable Waste Kirk & Crissy Bader

- 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"

8.) 9:00 PM Public Hearing- C.U.P. Commercial Biodegradable Material Gary Bader & Sons LP I

- 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"

9.) 9:10 PM Public Hearing- C.U.P. Commercial Biodegradable Waste Gary Bader & Sons LP II

- 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"

10.) 9:20 PM Public Hearing- C.U.P. Commercial Biodegradable Waste Gary & Connie Bader

- 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"

11.) 9:30 PM Public Hearing- C.U.P. Commercial Biodegradable Waste Brad & Lana Bushhouser

- 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"

12.) 9:40 PM Public Hearing- C.U.P. Commercial Biodegradable Waste Will Meyer

- 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"

13.) 9:50 PM Public Hearing- C.U.P. Shayne Bader Compost Pile

- A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed



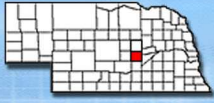
Howard Planning and Zoning Agenda



III. Short Rebuttal

- B. Close Public Hearing- Discussion by Planning & Zoning Commission
- C. Recommended Approval/Disapproval- Write "Finding of Fact"

14.) Adjourn



Howard Planning and Zoning Agenda



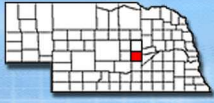
NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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, NE at 8:00 p.m. on Wednesday, June 21, 2017, 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 June, 2017.

Cherri Klingensmith, 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 May 17, 2017 meeting.
 - 3.) **Old Business**
 - 4.) **8:05 P.M. Public Hearing-** Straw Boss Addition- Multi Lot 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”
 - 5.) **8:15 P.M. Public Hearing-** Viaero Wireless Tower C.U.P.
 - 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 Public Hearing-** C.U.P. Commercial Biodegradable Waste by Russel Svitak SE ¼ 28-13-10
 - 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”
 - 7.) **Discussion-** C.U.P’s for Commercial Biodegradable Waste from JBS Swift to be done administratively
 - 8.) **Discussion-** Two residences in A-1
 - 9.) **Adjournment**

Description of Waste Products



Howard Planning and Zoning Agenda



GRIT: Manure out of the washed out pens at Swift along with the back 3 stomachs and intestines that are also washed out put into slurry, dried and pressed.

BELT: Waste from the water treatment plant. It's washed out, put through a belt press. All oil and fat are separated from it.

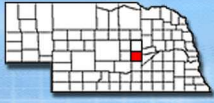
PAUNCH: Paunch is the 1st stomach (cud stomach). Undigested grit which is run into the slurry, dried and pressed to get water out. It used to be used to stock pile and fed to cows and fat cattle.

LYCO: This is the product that gives Paunch a bad name. It used to be blended with paunch to get rid of it. (That's where the flies and bad smell comes from). Rotten parts of the cow that can't be used: bad blood, bad fat, bad Tallow, bad meat. It is then ran through a screened grinder and the screen is called a Lyco screen. That's where the name Lyco comes from.

There is absolutely NO USE for Lyco. It is taken to David City landfill with paunch so far.

DEG RULES: The DEQ says you can compost paunch, but can't exceed 10 ton/acre. That is how much Nutrient you need for a farm. You cannot exceed 1000 ton (40 loads) in a stock pile.

You can build a compost site with a lined lagoon on land; it has to be in a contained area within a certain distance away from rivers and creeks. It is costly. The best and cheapest is compost on site at the farm ground, add manure to dry it down and run through a compost machine. Then apply it to the farm or pasture ground.



Howard Planning and Zoning Agenda

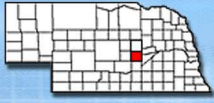


**NOTICE OF MEETING
HOWARD COUNTY
PLANNING & ZONING COMMISSION**

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, NE at 8:00 p.m. on Wednesday, July 19, 2017, 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 July, 2017.

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 June 21, 2017 meeting.
 - 3.) Old Business**
 - 4.) 8:05 P.M. Public Hearing**-Single Lot Subdivision Application SE ¼ 13-13-9 by Steve & Brenda Wissing
 - 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.) 8:15 P.M. Public Hearing**-Howard County Zoning Regulations
 - 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”



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 16, 2017, 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 2nd day of August, 2017.

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 July 19, 2017 meeting.

3.) Old Business

4.) 8:05 P.M. Public Hearing- Class I Feedlot Application by Kevin Lukasiewicz

A. Presentation of Request

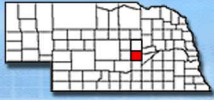
- I. Testimony in Favor
- II. Testimony Opposed
- III. Short Rebuttal

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

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

5.) Discussion- Building form for buildings that do not require a building permit

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 7:00 p.m. on Wednesday November 15, 2017, 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 November, 2017.

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 August 16, 2017 meeting.
- 3.) **Old Business**
- 4.) **7:05 P.M. Public Hearing-** Twisted T Acres Subdivision Application by Dominic & Luanna Wroblewski
NE ¼ Section 19-14-12
 - 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.) **Discussion-** Robert Ita Property- Split between A-1 & A-3 Zones, Part of Government lots 2, 3, & 4 & S ½ NW ¼ E of Hwy 2-16-12
- 6.) **Discussion-** Anton Oeltjen’s River Front Land
- 7.) **Discussion-** Rezone Howard County Highways to A-2
- 8.) **Discussion-** Single Lot Subdivision- S ½ of NE ¼ & N ½ of SE ¼ 20-13-9
- 9.) **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 6:30 p.m. on Wednesday, November 15, 2017, 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 November 2017

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

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 February 15, 2017 meeting.

3.) Old Business-

4.) 6:35 p.m. – Public Hearing regarding setbacks

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

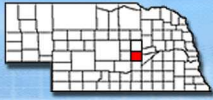


NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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 7:00 p.m. on Wednesday, February 15, 2017, 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 February, 2017.

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 January 18, 2017 meeting.
- 3.) **Old Business-**
- 4.) **Discussion with Tom & Leigh Busch on Elderly Housing**
- 5.) **Discussion on Truck Wash Outs**
- 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 7:00 p.m. on Wednesday December 20, 2017, 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 6th day of December, 2017.

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 November 15, 2017 meeting.
- 3.) **Old Business**
- 4.) **7:05 P.M. Public Hearing-** Lake of the Woods Third Subdivision application by Steven & Jessica Schenck- Replat of Lot #44
 - 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.) **Discussion-** Letter Received from Village of Boelus
- 6.) **7:15 P.M. Public Hearing-** Review Howard County Comprehensive Plan
 - 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”
- 7.) **Discussion-** Possible 3rd Cabin in NE ¼ 14-13-11
- 8.) **Discussion-** Robert Kanter, questions on Commercial Biodegradable Waste permits in Howard County.

Adjournment