

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 January 17, 2018, 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 January, 2018.

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 December 20, 2017 meeting.

3.) 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) Jeff Christensen, Chris

Kosmicki & Dave Sack

5.) 7:15 P.M. - Public Hearing- Aurora Coop Rezone 11-13-11 from R1/A-2 to I-2

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.) 7:25 P.M. - Public Hearing- Deer Run 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”

7.) Discussion- Putting a multi-lot subdivision in A-3 zoned area

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 6:00 p.m. on Wednesday, February 21, 2018, 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 February 2018

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

1.) 6:00 P.M. - Call to order – recognize Open Meeting Law – read the published notice of the meeting.

2.) Roll Call - Approval of minutes of January 17, 2018 Meeting

3.) Old Business-

4.) 6:05 P.M. Darin Adams request to allow a third Seasonal Dwelling in 14-13-11

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.) 6:35 P.M. – Betty Mae Wegner request to allow for a multi-lot subdivision on A-3 Zoned land

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



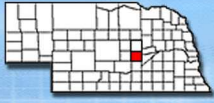
NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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, at 7:00 p.m. on Wednesday February 21, 2018, 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 February, 2018.

Cherri Klingensmith, 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 17, 2018 meeting.
- 3.) Old Business-**
- 4.) 7:05 P.M. - Public Hearing-** Dush Acres Subdivision SE $\frac{1}{4}$ 20-13-9
 - 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”
- 5.) 7:15 P.M. - Public Hearing-** Spring Creek Meadows Subdivision application by Randy & Marcia Kauk NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 5-14-11
 - 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.) 7:25 P.M. - Public Hearing-** Green Acres Subdivision application by Brad & Lana Bushhousen SE $\frac{1}{4}$ 26-15-9
 - 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”
- 7.) Discussion-** A business located in A-2 without a residence.
- 8.) Discussion-** Multi Lot Subdivision Covenants- River Ridge Subdivision

Adjournment



Howard Planning and Zoning Agenda

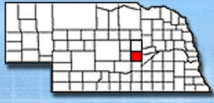


NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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 21, 2018, 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 March, 2018.

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 February 17, 2018 meeting.
 - 3.) Old Business-**
 - 4.) 8:05 P.M. - Preliminary Public Hearing-** BMW Estates Multi Lot Subdivision N ½ of the NW ¼ Section 15-14-10
 - 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.) 8:20 P.M. - Preliminary Public Hearing-** Diamond Ridge Estates Multi Lot Subdivision consisting of 24.33 +/- acres in the SW ¼ of Section 21-15-10.
 - 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”
 - 6.) 8:40 P.M. - Preliminary Public Hearing-** Mathis Third Subdivision Multi Lot Subdivision consisting of 16.07 +/- acres w located in the NW ¼ of SW ¼ of 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”
 - 6.) Discussion-** Residences in A-1 zoned areas
 - 7.) Discussion-** Administrative Commercial Biodegradable Waste Permits



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8.) Discussion- Extension on CUP's 2017-2, 2017-3, 2017-4, 2017-5, 2017-6 & 2017-7

8.) Adjournment



Howard Planning and Zoning Agenda

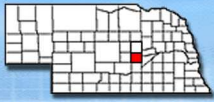


NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday May 16, 2018, 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 May, 2018.

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 April 18, 2018 meeting.
 - 3.) **Old Business**-
 - 4.) **8:05 P.M. - Public Hearing:** Conditional Use Permit request for a Lagoon on Ken Kohlhof's property in the SW ¼ of 34-13-11.
 - 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.) **8:20 P.M. - Public Hearing:** Previously tabled from April 18th-Diamond Ridge Multi-Lot Subdivision request in the SW ¼ of Section 21-15-10.
 - 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"
 - 6.) **8:30 P.M. - Public Hearing:** Lakehouse Subdivision located in the SE ¼ of Section 17-15-9.
 - 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"
 - 7.) **8:40 P.M. - Public Hearing:** C.U.P. Village of Farwell travel Trailer on Milton Nesiba Property
 - 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.) **Green Acres Single Lot Subdivision**- Sign Mylar & Application from February Public Hearing
 - 9.) **Discussion with Rod Diehl on additional residences in the NE ¼ of Section 33-13-12**
 - 10.) **Discussion- possible feed lot 2-16-9**
 - 11.) **Discussion- Possible subdivision part of SW ¼ & SE ¼ 3-15-10**
- Adjournment**



Howard Planning and Zoning Agenda





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 20, 2018, 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 June, 2018.

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 16, 2018 meeting.
 - 3.) **Old Business**-
 - 4.) **8:05 P.M. – Public Hearing**- Prairie Oaks Single Lot Subdivision Application by Fredrick and Kathleen Koziol located in the SW ¼ 10-15-10.
 - 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 Final Public Hearing**- BMW Estates Multi Lot Subdivision N ½ of the NW ¼ Section 15-14-10
 - 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”
 - 6.) **8:25 P.M. Public Hearing:** Renewal of Compost site on E ½ of SE ¼ Section 4-15-10.
 - 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”

Discussion -Conditional Use Permit request for a Lagoon on Ken Kohlhof’s property in the SW ¼ of 34-13-11. (Previously tabled from May 16th meeting)

Discussion- Dusty Dugan Feedlot

Discussion - Accessory dwellings in A-1 Zone district, in NE ¼ Section 33-13-12

Discussion- Dixon Feedlots (Common Ownership)

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 15, 2018**, 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 August, 2018.

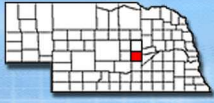
Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

- 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 June 20, 2018 meeting.
- 3.) **Old Business**- Dusty Dugan Feedlot vs Turek’s residence
- 4.) **8:05 P.M. – Public Hearing- C.U.P. Viaero Wireless Tower: Lot 1, Mathis 2nd Subdivision, Section 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”
- 5.) **8:15 P.M. - Public Hearing- BMW Estates, Mulit-lot Sub. N ½ of Section 15-14-10.**
 - 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”
- 6.) **Tabled Public Hearing from 5-16-2018 –C.U.P. request for a Lagoon in the SW ¼ of Section 34-13-11.**
 - 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”

Discussion- NE ¼ 36-13-10, one non-farm illegal subdivision, requesting a 2nd non-farm residence.

Discussion- E ½ of SW ¼ 35-14-10, requesting a 3rd farming/non farming residence in ¼.

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 19, 2018**, 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 September, 2018.

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 August 15, 2018 meeting.
- 3.) **Old Business**-
 - Adm. Commercial Biodegradable Waste Permit 2018-8
 - Tabled Public Hearing from 5-16-2018 –C.U.P. request for a Lagoon in the SW ¼ of Section 34-13-11.
- 4.) **8:05 P.M. – Public Hearing**- C.U.P. Nuisance Easement Waiver 36-13-10 from Mamot Feedlot.
 - 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.) **8:25 P.M. - Public Hearing**- “Prairie Winds” Single Lot Subdivision Application by Fredrick Koziol W ½, SW ¼, SE ¼ 3-15-10
 - 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”
- 6.) **Discussion**- House in A-3 with less than 80 acres, Government Lot 6, 15-14-10
- 7.) **Discussion**- Review Administrative Commercial Biodegradable Waste Permits (CBW) for renewal 2018-1
- 8.) **Discussion**- Cell tower with height of 25’
- 9.) **Discussion**- River Ridge Multi-lot subdivision: changes in lot lines, and adding additional lot. Section 21-13-11
- 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 October 17, 2018** 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 October, 2018.

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 September 19, 2018 meeting
- 3.) Old Business-** November Meeting date: November 14, 2018 at 7:00 P.M.
- 4.) 8:05 P.M. Public Hearing-** Vacating Rubesh Corrective Administrative 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-** CUP Prairie Hill/James Nelson Internet Tower in SW ¼ SW ¼ 20-13-11
 - 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.) Discussion: Solar Energy Systems in regulations**
- 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 17, 2018, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Zoning & Planning Administration, 612 Indian Street, St. Paul, NE.

Dated this 3rd Day of October, 2018

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

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- 1.) **7:30 P.M.** - Call to order – recognize Open Meeting Law – read the published notice of the meeting.
 - 2.) **Roll Call** - Approval of minutes of February 21, 2018 Meeting
 - 3.) **Old Business-**
 - 4.) **7:35 P.M. Public Hearing** to allow for a residential home to be placed in A-3 zoned land with less than 80 acres in the SE ¼ & NW ¼ Section 15-14-10
 - 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.) **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 19, 2018** 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 December, 2018.

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 October 17, 2018 Meeting
 - 3.) Old Business-** Existing Cell Towers Parcel #470499059 and #470954384 Prairie Hill Wireless Internet antennas. Also putting Antennas on Dannebrog Water Tower.
 - 4.) Review regulation suggestions for Solar Energy**
 - 5.) Condition Suggestions on Dugan Feedlot in SE ¼ 21-16-10, 160 Acres.**
 - 6.) Manure Application for land listed on DEQ Nutrient Management Plan- Specify regulations**
 - 7.) Discussion-** January Reorganizational Meeting
 - 8.) Adjournment**