



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 16, 2019** 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 January 2019.

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 December 19, 2018 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) Daryl Anderson, Ken Kozisek &

Jack Reimers

5.) Solar Energy Regulations

6.) Discussion-Multi Lot Subdivision Regulations

Adjournment



Howard Planning and Zoning Agenda



NOTICE OF MEETING

HOWARD COUNTY

VARIANCE BOARD OF ADJUSTMENT

NOTICE is hereby given that a reorganizational meeting of the Howard County Variance Board of Adjustment will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 6:30 P.M. on Wednesday, January 16, 2019, 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, 2019

Cherri Klinginsmith

Zoning Administrator

AGENDA

1. **6:30 P.M.** Call to Order – recognize Open Meetings Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the October 17, 2018 meeting.
3. **Chairman’s comments** – Old Business –
4. **6:35 P.M. – Reorganization**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman - _____
 - III. Secretary - _____
 - IV. Re-appointment of members for another term (3 years), Terry Spilinek. Accept
Fred Meyer’s resignation and appointment of the County Commissioners appointed regular member. (None Appointed Yet)
5. **Adjournment**



Howard Planning and Zoning Agenda



NOTICE OF MEETING

HOWARD COUNTY

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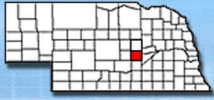
Dated this 3rd day of January, 2019

Cherri Klinginsmith

Zoning Administrator

AGENDA

1. **6:30 P.M.** Call to Order – recognize Open Meetings Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the October 17, 2018 meeting.
3. **Chairman’s comments** – Old Business –
4. **6:35 P.M. – Reorganization**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman - _____
 - III. Secretary - _____
 - IV. Re-appointment of members for another term (3 years), Terry Spilinek. Accept Fred Meyer’s resignation and appointment of the County Commissioners appointed regular member. (None Appointed Yet)
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 20, 2019** 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 February 2019. 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 16, 2019 Meeting

3.) Old Business

4.) Solar Energy Regulations- Discussion with Jeff Berggren with Gen Pro Energy Systems

5.) 7:20 P.M. Public Hearing- Arrowhead Acres, Preliminary Mult-lot Subdivision SW ½ of the SW ¼ 30-14-9

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

6.) 7:35 P.M. Public Hearing- Verizon wireless communication tower in the NW ¼ of the NW ¼ 21-13-9

A. Presentation of Request

I. Testimony in Favor

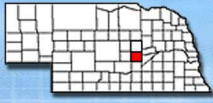
II. Testimony Opposed

III. Short Rebuttal

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

C. Recommended Conditions to move forward for Final Hearing – Write- “Finding of Fact”

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 May 15, 2019** 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 May, 2019.
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 17, 2019 Meeting

**3.) Old Business – Marvin Welty Sub
Temporary modular Home below BFE requirements**

8:03 P.M.

4.) 8:05 P.M. Public Hearing- Odel Single Lot Subdivision N ½ of NE ¼ 16-13-11

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

5.) 8:10 P.M. Public Hearing- Rye Hill Single Lot Subdivision N ½ of Sw ¼ 16-14-10

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

6.) 8:15 P.M. Public Hearing- Kohtz Single Lot Subdivision NW ¼ of NW ¼ 29-14-11

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

7.) 8:20 P.M. Public Hearing- Conditional Use Permit application by GGP, LLC and Edwin Kay Farms, LLC
in NW ¼, NE ¼, SE ¼ Section 4-16-10

A. Presentation of Request

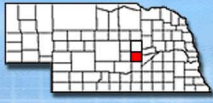
I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

C. Recommended Conditions to move forward for Final Hearing – Write- “Finding of Fact”



Howard Planning and Zoning Agenda



8.) 8:30 P.M. Public Hearing- Conditional Use Permit application by GGP, LLC and CMNB, LLC in NW ¼ Section 5-16-10

- 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

9.) 8:40 P.M. Public Hearing- Conditional Use Permit application by GGP, LLC in SE ¼ 5-16-10 and NE ¼ Section 8-16-10

- 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

10.) 8:50 P.M. Public Hearing-Regulations Update, Confinement Operations with Pit Buildings A-1 Conditional Uses, #6-A6

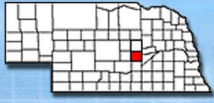
- A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
- B. Close Public Hearing- Discussion by Planning & Zoning Commission
- C. Recommended Conditions to move forward for Final Hearing – Write- “Finding of Fact”

11.) 9:00 P.M. Public Hearing-Village of Elba Rezone Application SW ¼ Section 10-15-11

- 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

12.) Discussion-Solar Energy Regulations

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 21, 2019** 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 August, 2019.**

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 19, 2019 Meeting

3.) Old Business:

4.) 8:05 P.M. Public Hearing: Solar Energy 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

5.) 8:15 P.M. Public Hearing: Vacate Pine Meadows Lot 2 SE ¼ Section 33-14-10

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

6.) Discussion: Truck Wash Out-Material for land application

7.) Discussion: Adm. CUP manure application waivers

8.) Discussion: Hall County Compost Site

9.) Discussion: Recommendation of Zoning Fees

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 18, 2019** 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, 2019**.

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 21, 2019 Meeting

3.) Old Business:

4.) 8:05 P.M. Final Public Hearing: Solar Energy 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

5.) 8:15 Public Hearing: CUP Renewal Application by Kirk & Christine Bader SE ¼ 29-16-9, 70 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

6.) 8:25 Public Hearing: CUP Renewal Application by Gary & Connie Bader S ½ 31-15-9, 300 Acres & SE ¼ 32-15-9, 160 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

7.) 8:35 Public Hearing: CUP Application by William Dixson Section 5 Township 13 Range 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

8.) Complaints: Shayne Bader Trucking vs. Heather & Jessie Urbanski & Darlene J. Kunze

Gary Bader vs. Annie Hall, James Hall, Shannon Hall, Valerie Bragg, Chris Bragg & Paul Swanson.

9.) Adjournment



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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 16, 2019** 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 October, 2019**.
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 18, 2019 Meeting

3.) Old Business:

4.) 8:05 P.M. Public Hearing: Single Lot Subdivision Application by Ellen Spilinek NE ¼ 12-15-11

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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”

5.) Discussion: Farm Feedlot

6.) Complaints: Darlene J. Kunze

Gary Bader vs. Annie Hall, James Hall, Shannon Hall, Valerie Bragg, Chris Bragg & Paul Swanson.



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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 20, 2019** 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 November, 2019.**

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 October 16, 2019 Meeting

3.) Old Business:

4.) Discussion: Phyllis Stepanek Setback request

5.) Discussion: Solar Energy Regulations Update

Adjournment



Howard Planning and Zoning Agenda



**NOTICE OF MEETING
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT**

NOTICE is hereby given that a reorganizational meeting of the Howard County Variance Board of Adjustment will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 7:00 P.M. on Wednesday, December 18, 2020, 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 4th day of December, 2019

Cherri Klinginsmith
Zoning Administrator

AGENDA

1. **6:30 P.M.** Call to Order – recognize Open Meetings Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the January 16, 2019 meeting.
3. **Chairman’s comments** – Old Business –
4. **7:05 P.M. – Public Hearing** Phyllis Stepanek setback request NE ¼ Section 35-16-10W
 - 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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”
5. **Adjournment**