



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 15, 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 1st day of January, 2020

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.) 6:35 P.M. – Reorganization**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman - _____
 - III. Secretary - _____
 - IV. Re-appointment Mike Nelson for another 3 years and appoint Glen Killion for 3 year term as new member.
- 5.) 6:40 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. Recommend 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 January 15, 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 1st day of January 2020.
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 November 21, 2019 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) Randy Kauk, Ron Kulwicki & Terry Spilinek.

5.) 7:15 PM- Public Hearing- CUP application by US Cellular and Eriksen Family Revocable Trust SW ¼ of the NW ¼ 20-13-12

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

6.) Discussion: Lauren Scarborough- Lot Split illegally, less than 3.0 acres

7.) Discussion: Solar Energy Regulations

8.) Discussion: Property Access Section 20-14-10

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 7:00 p.m. on Wednesday February 19, 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 5th day of February 2020.

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 15, 2020 Meeting

3.) Old Business

4.) 7:05 P.M. – Public Hearing- Update to 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.) 7:15 P.M. – Public Hearing- Single Lot Subdivision application by Suzanne K. Kuszak SW ¼ 7-13-10

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

6.) Discussion: Violation CUP 2017-6

7.) Administrative Commercial Biodegradable Waste Application renewal 2018-11

Adjournment: Next meeting is scheduled for March 18, 2020 at 8:00 PM



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 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 March 2020.

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 19, 2020 Meeting
- 3.) **Old Business**
- 4.) **8:05 P.M.: Public Hearing-** CUP Renewal by Milton Nesiba Lots 10 & 11 Block 1 Village of Farwell
 - 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:** Solar Energy Regulations
 - 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 and Action:** CUP 2016-2, Compost Site
- 7.) **Discussion and Action:** Friends of Paplin- religious organization is requesting to subdivide
- 8 **Discussion and Action:** NE ¼ 24-13-12, Second Non-Farming Subdivision requested
- 9.) **Discussion and Action:** Setbacks in Village of Dannebrog N 1/2 Lot 5 Block 10 Seehusen’s Addition
- 10.) **Discussion and Action:** Request for a subdivision in A-3 SE ¼ 22-13-11 & NE ¼ 27-13-11
- 11.) **Discussion and Action:** By-Laws Update

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 virtually at 8:00 p.m. on Wednesday, May 20, 2020, which meeting will be open to the public. Please call the zoning office to request how to join prior to the day of the meeting or to view a copy of the agenda. An agenda for such meeting, kept continually current, is available for public inspection at the Howard County website, www.howardcounty.ne.gov. Dated this 6thst day of May, 2020.

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 March 18, 2020 meeting.

3.) 8:05P.M. - Public Hearing for Naper Estate Subdivision. - This is a non-residential single lot subdivision located in the SE ¼ corner 22-13-11 and NE ¼ corner 27-13-11 and consists of 8.22 +/- 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"

4.) 8:15P.M. – Public Hearing for B & G 2nd Subdivision. – This is a non-buildable single lot subdivision located in the E ½ of NE ¼ of Section 24-13-12 and consists of 11.36 +/- acres.

A. Presentation of Request

I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

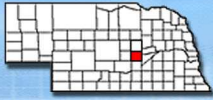
C. Recommended Approval/Disapproval- Write "Finding of Fact"

5.) Discussion on BMW Estates Multi Lot Subdivision. Request for house to be built in Outlot A, must meet the floodplain regulations.

6.) Discussion and Action taken: Questions on Guest house: In A-2 zone land, can a Conditional Use Permit be handled administratively?

7.) Discussion and Action taken: Dealership License in A-1: Not meeting a home occupation business definition.

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 June 17, 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 3rd day of June 2020.

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 May 20, 2020 Meeting
- 3.) Old Business**
- 4.) 8:05 P.M. – Public Hearing**- Conditional Use Permit Application by Timothy Putscher for a Guest House in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ 21-13N-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 Conditions to move forward for Final Hearing – Write- “Finding of Fact”
- 5.) Discussion and Action: Requesting 3rd residence in quarter section. NW $\frac{1}{4}$ 35-14-10 25 Acres**

Adjournment



Howard Planning and Zoning Agenda



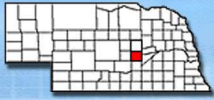
NOTICE OF MEETING HOWARD COUNTY PLANNING & ZONING COMMISSION

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 July 15, 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 1st day of July 2020.

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 17, 2020 Meeting
 - 3.) **Old Business:**
 - 4.) **Administrator/Board Comments:**
 - 5.) **8:05 P.M. – Public Hearing:** Single Lot Subdivision application by Dustin and Leslie Dugan SE ¼ 21-16-10
 - 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”
 - 6.) **8:15 P.M. Public Hearing Conditional Use Permit Application** for Nuisance Easement- Dustin and Leslie Dugan SE ¼ 21-16-10
 - 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”
 - 7.) **8:25 P.M. – Public Hearing:** Conditional Use Permit Application for Class II Feedlot- Eagle Heart Ranch E ½ of the SW ¼ & SE ¼ 27-16-9
 - 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.) **Discussion:** Feedlot Numbers in review
 - 9.) **Discussion:** Tiny House

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 August 19, 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 5th day of August 2020.

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 July 15, 2020 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05P.M. - Public Hearing to add setbacks from residences to Landfills and/or Transfer Stations to 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"

6.) 8:15P.M. – Public Hearing to update Howard County Floodplain regulations -

A. Presentation of Request

I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

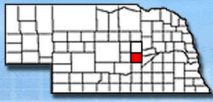
B. Close Public Hearing- Discussion by Planning & Zoning Commission

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

7.) Discussion: RTK cellular network tower for farm equipment

8.) Discussion: Review County Setback Sheet

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 16, 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 2nd day of September 2020.

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 August 19, 2020 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05P.M. - Public Hearing: Back Nine Acres Administrative Multi-Lot Subdivision Re-plat Formally Known as BMW Estates N ½ NW ¼ 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.) 8:15 P.M. - Public Hearing: Vacating Hellwege Ranch Single Lot Subdivision in the NE ¼ of 20-13-12

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"

7.) 8:25 P.M. - Public Hearing: Hellwege Ranch Subdivision in the NE ¼ of 20-13-12

A. Presentation of Request

I. Testimony in Favor

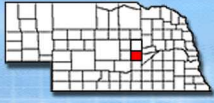
II. Testimony Opposed

III. Short Rebuttal

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

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

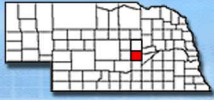
8.) Discussion: Setbacks-Lot 77 Lake of the Woods Subdivision for possible variance.



Howard Planning and Zoning Agenda



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 8:00 P.M. on Wednesday, October 7, 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 23rd day of September, 2020

Cherri Klinginsmith
Zoning Administrator

AGENDA

- 1.) 8:00 P.M.** Call to Order – recognize Open Meetings Law – read the published notice of the meeting.
- 2.) Roll Call** – Approval of minutes of the January 16, 2019 meeting.
- 3.) Chairman’s comments/ Administrator Comments** – Old Business –
- 4.) 6:40 P.M. – Public Hearing** Request to add an addition to home that does not meet required side yard setbacks, Located in the SW ¼ of 16-15-10W, Lot 77 Lake of the Woods 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. Recommend Approval/Disapproval – Write “Finding of Fact”
- 6.) 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 8:00 P.M. on Wednesday, October 7, 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.

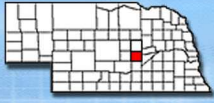
Dated this 23rd day of September, 2020

Cherri Klinginsmith
Zoning Administrator

AGENDA

- 1.) 8:00 P.M.** Call to Order – recognize Open Meetings Law – read the published notice of the meeting.
- 2.) Roll Call** – Approval of minutes of the January 16, 2019 meeting.
- 3.) Chairman’s comments/ Administrator Comments** – Old Business –
- 4.) 8:00 P.M. – Public Hearing** Request to add an addition to home that does not meet required side yard setbacks, Located in the SW ¼ of 16-15-10W, Lot 77 Lake of the Woods Subdivision.
 - A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
 - B. Close Public Hearing- Discussion by Variance Board of Adjustment
 - C. Recommend 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 8:00 p.m. on Wednesday October 21, 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 7th day of October 2020.

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 September 16, 2020 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 P.M. - Public Hearing: CUP Renewal Application for application and stockpiling of Truck Wash-out Waste Section 5-13-9

- 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.) 8:15 P.M. - Public Hearing: Wichmann Acres Single Lot Sub. Applications: 10.67 +/-
SE ¼ 28-15-9

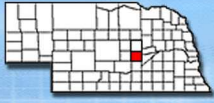
- A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
- B. Close Public Hearing- Discussion by Planning & Zoning Commission
- C. Recommended Approval/Disapproval- Write "Finding of Fact"

7.) Discussion & Action: Rescind Floodplain Resolution # 2020-23

8.) Discussion: Setbacks for garage in Village of Elba

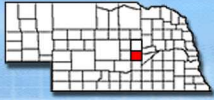
9.) Discussion: outdoor/wedding venue in A-1 District

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 virtually and in public at 7:00 p.m. on Wednesday, December 16, 2020, which meeting will be open to the public. Please call the zoning office to request how to join virtually prior to the day of the meeting. An agenda for such meeting, kept continually current, is available for public inspection at the Howard County website, www.howardcounty.ne.gov

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 October 21, 2020 meeting.

3.) Old Business: Letter from DEE on Eagle Heart Ranch Phase 1 Approval

4.) Administrator/Board Comments: SE of Boelus area

5.) Discussion: noise levels at feed yards

6.) Discussion: Home based business E ½ of NE ¼ 12-14-10

Adjournment