



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 20, 2021, 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 January 2021.

Cherri Klingensmith, Administrator Howard County Planning & Zoning

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

Roll Call: Approval of minutes of December 16, 2020 Meeting

Old Business:

Administrator/Board Comments:

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.

Discussion: 3rd Residence in ¼ section 35-14-10

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 virtually and in public at 7:00 p.m. on Wednesday, February 17, 2021, 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. Dated this 3rd day of February 2021

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

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, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) Discussion: Review Floodplain Regulations

6.) Discussion: Review of A-1 Regulations, Intensity of use regulations

7.) Discussion: Additional dwellings to an Ag operation SW ¼ 26-16-12, NW ¼ 35-13-9

8.) Discussion: Acreage sold with less than 3 acres, SW ¼ 18-13-10, penalties/consequences?
Possible action.

9.) Discussion: A-1 district N ½ SE ¼ Section 15-14-11, Home based business, Auto body Repair & Paint Shop. CUP needed? Possible action.

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 and in public at 8:00 p.m. on Wednesday, March 17, 2021, 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. Dated this 3rd day of March 2021

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 February 17, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 P.M. - Public Hearing: Tri County Sand & Gravel CUP Application 21-15-9 & 28-15-10

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: Review of A-1 Regulations, intensity of use 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 virtually and in public at 8:00 p.m. on Wednesday, April 21, 2021, 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. Dated this 7th day of April 2021

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

Meeting 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 17, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) Public Hearing:

8:05 – Nicholas and Tess Jerabek Single Lot Subdivision

- A. Presentation 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.

8:15- Bear Subdivision – single lot subdivision

- A. Presentation 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.

8:25 – rezone request R-1 to C-S, Section 21-13-9 – Ben Placke

- A. Presentation 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



8:35 – Zoning Regulations, amendments to A-1, A-2, A-3 regarding residential dwellings and intensity of use regulations.

- A. Presentation 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.

8:45 – discussion on zoom public hearings.

8:50 – Discuss Farm/Commercial Feedlot definitions and timeframes

9:00 – Tract less than 3 acres – 5-14-12

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 and in public at 8:00 p.m. on Wednesday, May 19, 2021, 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.
Dated this 5th day of May 2021

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 21, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) - Public Hearing:

8:05 PM Todd & Wendy Johnson – single lot subdivision – N1/2 NW1/4 Sect 11/15/11

- A. Presentation 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.

8:15 PM C.U.P. George Jensen – NW1/4 Sect 5-16-10

- D. Presentation Request
 - IV. Testimony in Favor
 - V. Testimony Opposed
 - VI. Short Rebuttal
- E. Close Public Hearing – Discussion by Planning & Zoning Commission
- F. Recommended approval/Disapproval – Write Finding of Fact.

8:25 PM Discussions on feedlot confinements and timeframes

8:30 PM Discussion on Hornady Testing and Training Location - S1/2 Sect 30-15-9

8:35 PM Discussion on Multi-lot Subdivision approved with less then 3 acres in 1979

****NE1/4 Sect 16-14-10**

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 virtually and in public at 8:00 p.m. on Wednesday, June 16, 2021, 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.
Dated this 2nd day of June 2021

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 May 19, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) - Public Hearing:

8:05PM Public Hearing for Vacate Subdivision (Lynch Acres SW ¼ 15-14-11)

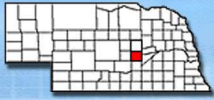
- A. Presentation Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
- B. Close Public Hearing – Discussion by Planning & Zoning Commission
- C. Recommended approval/Disapproval – Write Finding of Fact.

8:10PM- Public Hearing for Single Lot Subdivision (Lynch Acres Second Subdivision, SW ¼ 15-14-11)

- D. Presentation Request
 - IV. Testimony in Favor
 - V. Testimony Opposed
 - VI. Short Rebuttal
- E. Close Public Hearing – Discussion by Planning & Zoning Commission
- F. Recommended approval/Disapproval – Write Finding of Fact.

8:20PM Public Hearing for a C.U.P. Hornady Testing and Training Shooting Range by Hornady Manufacturing Inc., Steve Hornady S ½ of S ½ Section 30-15-9

- G. Presentation Request
 - VII. Testimony in Favor
 - VIII. Testimony Opposed
 - IX. Short Rebuttal
- H. Close Public Hearing – Discussion by Planning & Zoning Commission
- I. Recommended approval/Disapproval – Write Finding of Fact.



Howard Planning and Zoning Agenda



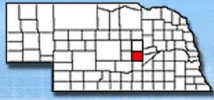
8:35PM – Public Hearing for Single Lot Subdivision by Fred & Kay Meyer (Bar S Bar Subdivision) S ½ NW ¼ excluding 1 acre, 2 acre and .29-acre tracts in Section 5-14-10

- J. Presentation Request
 - X. Testimony in Favor
 - XI. Testimony Opposed
 - XII. Short Rebuttal
- K. Close Public Hearing – Discussion by Planning & Zoning Commission
- L. Recommended approval/Disapproval – Write Finding of Fact.

8:45PM Public Hearing for Single-Lot Subdivision by Larry & Darlene Bahensky- (Jansen Shores Subdivision) W ½ NW ¼ Section 21-15-10

- M. Presentation Request
 - XIII. Testimony in Favor
 - XIV. Testimony Opposed
 - XV. Short Rebuttal
- N. Close Public Hearing – Discussion by Planning & Zoning Commission
- O. Recommended approval/Disapproval – Write Finding of Fact.

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 8:00 p.m. on Wednesday, July 21, 2021, 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 July 2021

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 June 16, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) - Public Hearing:

8:05PM Public Hearing for Single Lot Subdivision – Warren & Nancy Glinsmann, SW ¼ NW ¼ 5-14-12

- A. Presentation 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.) 8:10PM Public Hearing to vacate Line Shack Hill Subdivision with 10acres – Martin & Cynthia Petersen, NE ¼ 15-16-12

- A. Presentation Request
 - IV. Testimony in Favor
 - V. Testimony Opposed
 - VI. Short Rebuttal
- B. Close Public Hearing – Discussion by Planning & Zoning Commission
- C. Recommended approval/Disapproval – Write Finding of Fact.

7.) 8:20PM Public Hearing to vacate Diehl Subdivision with 10 acres- Rodney & Susan Diehl, NE ¼ Section 33-13-12

- A. Presentation Request
 - VII. Testimony in Favor
 - VIII. Testimony Opposed
 - IX. Short Rebuttal
- B. Close Public Hearing – Discussion by Planning & Zoning Commission
- C. Recommended approval/Disapproval – Write Finding of Fact.

8.) 8:30PM Discuss last months tabled discussion on Hornady Training Facility with County Attorney.

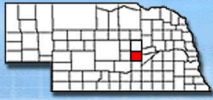
9.) 8:45PM Discuss Matrix changes for skeet shooting and A-3 regulations wording missed with last resolution.



Howard Planning and Zoning Agenda



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 8:00 p.m. on Wednesday, September 15, 2021, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the Howard County website, www.howardcounty.ne.gov. Dated this 1st day of September 2021.

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 18, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 pm – Preliminary Public Hearing on a Multi-Lot Subdivision Application by Jerald E Hirschman, current land owner and Dirt Road Development LLC, proposed buyer. (E ½ of the NE ¼ 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 PM – Public Hearing for Single Lot Subdivision application by Marilyn A. Placke. Placke Fifth Subdivision – (SW ¼ 11-13-10)

A. Presentation of Request

I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

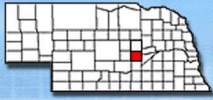
C. Recommended Approval/Disapproval – Write “Finding of Fact”

7.) Discussion & Possible Action: 3rd residence in a quarter section, SW ¼ Section 35-14-10

8.) Discussion & Possible Action: New Farm Odor footprint NW ¼ Section 4-13-9

9.) Discussion & Possible Action: Trailer homes placed without approved zoning permits and not meeting Title 123 Nebraska State Codes

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 8:00 p.m. on Wednesday, October 20, 2021, 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. and the Howard County website, www.howardcounty.ne.gov. Dated this 6th day of October 2021.

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 15, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 P.M.– Public Hearing for Single-Lot Subdivision application by Julie Poss - Poss Subdivision (SE ¼ SE ¼ 27-15-10)

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.) 8:10 P.M. – Discussion & Possible Action: on last month’s odor footprint to change center lines on section of NW ¼ of 4-13-9

7.) 8:20 P.M.– Public Hearing for a Multi-Lot Subdivision Application by Jerald E. Hirschman, & Dirt Rd Development LLC. E ½ of NE ¼ 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”

8.) 8:25 P.M. – Discussion Request to divide off less than 80 acres in A-3 for residence.

9.) 8:30 P.M. – Discussion & Possible Action: Review a new zoning permit compliance form.

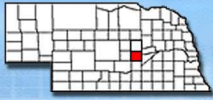
10.) 8:35 P.M. – Discussion & Possible Action: NW ¼ 7-14-9 Possible need for Conditional Use Application.

11.) 8:40 P.M. – Discussion & Possible Action: Campsite 911 address NE ¼ 14-15-11

12.) 8:45 P.M. – Discussion and Possible Action: Land Purchase – No subdivision needed SW ¼ Sec.5-14-10

13.) 9:00 P.M. – Discussion regarding rezoning land from I-1 to A-2. (Industrial to residential)

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 7:00 p.m. on Wednesday, December 15, 2021, 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. and the Howard County website, www.howardcounty.ne.gov. Dated this 1st day of December 2021.

Cherri Klinginsmith, Administrator
Howard County Planning & Zoning

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 20, 2021 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5). 7:05 P.M.– Public Hearing for Renewal of Conditional Use Permit for William Dixson (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.) Discussion and Possible Action: Land Zone Use (NE ¼ NW ¼ 31-14-9)

7) Discussion and Review of property in the NW ¼ 7-14-9

8.) Discussion for Animal Units on A-1, A-2 and A-3 all in one parcel (NW ¼ N ½ SE ¼ 8-13-10)

9.) Discussion – can farmstead be divided off with less than 3 acres – (SE ¼ SE ¼ 5-13-11)

Adjournment