

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, January 19, 2022, 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 5th day of January 2022.

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 December 15, 2021 meeting.

3.) Old Business: Dan Buhrman Property

4.) Administrator/Board Comments:

7:05 PM Reorganization

A. Election of Officers:

I. Chairman _____

II Vice Chair _____

III Secretary _____

IV Members reappointed for another term (3 years)

Daryl Anderson, Ken Kozisek, and Jack Reimers

Terry Spilinek – representative for variance board

5.) 7:10 P.M.– Public Hearing for Wendy Stutzman Single Lot Subdivision – Charles and Nancy Stutzman landowner (W ½ SW ¼ 8- 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”

6.) 7:15 P.M. – Public Hearing for Netters Outback Single Lot Subdivision – Lynnette Marshall landowner (SW ¼ 35-14-10)

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”



Howard Planning and Zoning Agenda



7) 7:25 P.M. – Public Hearing for Vacating Lot 1 Jarod Olson Subdivision - Jarod Olsen Landowner (NE ¼ 6-14-11)

- 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”

Adjournment

**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 19, 2022, 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.

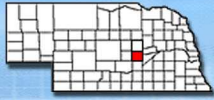
Dated this 5th day of January 2022.

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 20, 2021 meeting.
- 3.) Chairman’s comments:** Old Business –
- 4.) Reorganization:**
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman - _____
 - III. Secretary - _____
 - IV. Re-appointment Terry Spilinek for another 3 years

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, February 16, 2022, 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 2nd day of February 2022.

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 19, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 7:05 P.M. – Preliminary Public Hearing for MG Subdivision – Multi-lot subdivision application by Elizabeth Garduno S ½ N ½ of the (SE ¼ 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”

6.) 7:10 P.M.– Public Hearing for Jarod & Brandi Olsen Subdivision – single lot subdivision application by Michelle Rasmussen (NW ¼ 20-16-11)

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.) 7:15 P.M. – Public Hearing to Vacate Ambrose Will Trust Subdivision by Robert L and Roseann M Helgoth (NW ¼ 6-13-9)

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.) 7:20 P.M. – Public Hearing for Single Lot Subdivision Application by Robert L & Roseann M Helgoth and Todd Helgoth NW ¼ 6-13-9



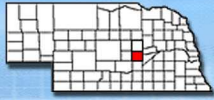
Howard Planning and Zoning Agenda



- 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/ Possible Action regarding zoning permit along with county road information

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, March 16, 2022, 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 2nd day of March 2022.

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 16, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 P.M. –Final Public Hearing for MG Subdivision – Multi-lot subdivision application by Elizabeth Garduno (S ½ N ½ of the SE ¼ 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”

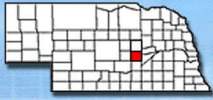
6.) 8:15 P.M. – Public Hearing for Derek & Tonya Wolinski Subdivision – Single-Lot Subdivision application by Michele j. Rasmussen (E ½ SW ¼ 12-16-12)

- 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. - Discussion of Hirschman’s Odor Footprint Section 4-13-9

8.) 8:30 P.M. – Discussion on backgrounding cattle vs NDEE requirements

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, April 20, 2022, 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 April 2022.

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 16, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) Discussion and Possible Action- Structure sizes and permitting in the country

6.) Discussion and Possible Action – Odor footprint form changes

7.) Discussion and Possible Action – Does this application qualify for odor footprint?

8.) Discussion and Possible Action – Definitions of animal units

9.) Discussion and Possible Action – Hirschman odor footprint with county surveyor measurements.

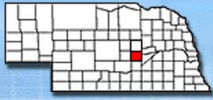
10.) Discussion and Action – Approve/Deny request to co-locate on tower SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 12-16-12

11.) Discussion and Possible Action – Zoning Permits and Landowners

12.) Discussion and Possible Action – Landowner lost pasture & will be over animal units S $\frac{1}{2}$ SE $\frac{1}{4}$ 30-14-9

13.) Discussion and Possible Action – Order of Events of Odor Footprint vs. Jordan Robinson zoning permits
E $\frac{1}{2}$ of NE $\frac{1}{4}$ 5-13-9

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, May 18, 2022, 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 4th day of May 2022.

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 20, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 Tabled Discussion & Possible Action - Order of Events of Odor Footprint vs. Jordan Robinson zoning permits E ½ of NE ¼ 5-13-9

6.) 8:15 P.M. Public Hearing - Conditional Use Permit Application by William & Sharise Hadenfeldt for a farm odor footprint SW ¼ Section 28-13-11

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"

7.) 8:20 P.M. Public Hearing - Conditional Use Permit application by George Jensen, renter and Chris & Andrew Mudd, landowners to allow livestock waste to be applied through irrigation system within the buffer zone set for 2019-6 CUP Permit – N ½ 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 Approval/Disapproval- Write "Finding of Fact"

8.) 8:25 P.M. Public Hearing - Conditional Use Permit Application by JWH Farms LLC for a Hornady Gun Club – S ½ S ½ Section 30-15-9

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"



Howard Planning and Zoning Agenda



Adjournment

Howard County Courthouse
612 Indian Street, 2nd Floor
St. Paul NE 68873

May 24, 2022

BOARD OF EQUALIZATION

8:30

Call to Order and Roll Call

Pledge of Allegiance

Open Meeting Law: posted on wall in back of Commissioner Chambers

- 1. Set Protest Hearing Dates**
- 2. Changes after Abstract**
- 3. Adjourn**

Howard County Courthouse
612 Indian Street, 2nd Floor
St. Paul NE 68873

June 14,

2022

BOARD OF EQUALIZATION

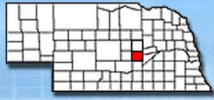
8:30

Call to Order and Roll Call

Pledge of Allegiance

Open Meeting Law: posted on wall in back of Commissioner Chambers

1. TERC Notice of Hearing
2. Omitted Property
3. 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 8:00 p.m. on Wednesday, June 15, 2022, 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 June 2022.

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 18, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 PM – Public hearing for Hassler’s Bluebird Acres – single lot subdivision application by Michael Hassler – SE ¼ Section 15-14-12

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”

6.) 8:15 PM - Conditional Use Permit Application by Heather Schmidt for an Event Venue – NW ¼ Section 13-14-10

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”

7.) 8:25 PM – public hearing for previously tabled Conditional Use Permit Application by JWH Farms LLC for a Hornady Gun Club - S ½ S ½ Section 30 -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”

8.) Discussion & Possible Action – Update on temporary trailer in flood plain - CUP # 2019-8 Section 21-14-10

9.) Discussion & Possible Action – Complaint Helgoth vs Mamot Feedlot

10.) Discussion & Possible Action - Fee sheet – update fee and prices

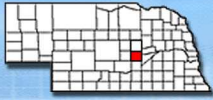
11.) Discussion & Possible Action Review for several Farm Feedlots Section (16, 17, 21) Township 14 Range 9



Howard Planning and Zoning Agenda



Adjournment



Howard Planning and Zoning Agenda



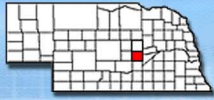
**NOTICE OF MEETING
HOWARD COUNTY
PLANNING & ZONING COMMISSION**

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Planning and Zoning Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 8:00 p.m. on Wednesday July 20, 2022 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 July 2022.

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 15, 2022 Meeting
 - 3.) **Old Business:**
 - 4.) **Administrator/Board Comments:**
 - 5.) **8:05 P.M. – Public Hearing:** Single Lot Subdivision application by Dorothy Mae Franc in Section NE ¼ 34-14-9
 - 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.) **8:15 P.M. – Discussion and possible Action:** Zoning Regulations in A-1 for Permitted Principal Uses #10 b. PZ decision on complaint Helgoth vs Mamot.
 - 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 8:00 p.m. on Wednesday, September 21, 2022, 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 7th day of September 2022.

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 20, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 PM – Public Hearing Conditional Use Permit Application by JWH Farms LLC for a Hornady Gun Club – S ½ S ½ Section 30-15-9

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”

6.) Discussion & Possible Action – Mark Starkey – requesting 3rd house in quarter section – S ½ NE ¼ SE ¼ NW ¼ 12-15-9

7.) Discussion – Zoning Regulation Changes

* Wind Regulation

* Update wording for NDEE

* Update supplementary pages – Sanitary Requirements & Septic Regulations

* Farming Residence wording

8.) Discussion & Possible Action – Animal Units – Travis Casperson with Settje Ag Services.

9.) Discussion & Possible Action – Mitch Horak – requesting 3rd house in quarter section – S ½ SW ¼ excluding 20 - acre and 5-acre tracts 4-13-9

10.) Discussion & Possible Action – Mike Mathews – requesting to subdivide off the home site in A-3 – SE ¼ NE ¼ 23-15-10.

11.) Discussion & Possible Action – Gisele Victor – requesting 3rd house in ¼ section

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 19, 2022, 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 5th day of October 2022.

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 21, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 8:05 PM – Public Hearing Conditions Use Permit Application by Jim Olson for Jacob Brothers DBA Windmill Feeders – NE ¼ 18-15-11

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 Approval/Disapproval- Write “Finding of Fact”

6.) 8:15 PM – previously tabled Conditional Use Permit Application by JWH Farms LLC for a Hornady Gun Club – S ½ S ½ Section 30-15-9

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 & Possible Action – Kevin Lukasiewicz – expansion/update odor footprint – SE ¼ EXC HWY Section 15-16-10

8.) Discussion – Zoning Regulation Changes

*Wind Regulations

Adjournment

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

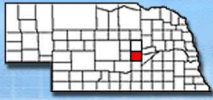
NOTICE is hereby given that a meeting of the Howard County Variance Board of Adjustment will be held at the Howard County Courthouse, Assembly Room, St. Paul, at 6:00 P.M. on Wednesday, November 16, 2022, which meeting will be open to the public. An agenda for such meeting, kept continually current, is available for public inspection at the office of the Planning & Zoning Administration, 612 Indian Street, St. Paul, NE. Dated this 9th day of November 2022.

Cherri Klinginsmith
Zoning Administrator

AGENDA

- 1.) 6:00 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 19, 2022 meeting.
- 3.) Chairman’s comments:** Old Business –
- 4.) 6:05 PM – Variance application by Mark Starkey – NE ¼ & SE ¼ NW ¼ EXC LBRD & EXC Tract Section 12-15-9**
 - 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”

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, November 16, 2022, 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 2nd day of November 2022.

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 19, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments:

5.) 7:05PM – Public Hearing for Single Lot Subdivision Application by Russ Kasson – SW ¼ Section 8-14-10

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.) 7:15PM – Public Hearing for Conditional Use Permit by Verizon, Jeffrey Skinner Authorized Agent and Catherine L Corbet Trustee, landowner - NW ¼ NE ¼ & NE ¼ NW ¼ Section 34-14-11

A. Presentation of Request

I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

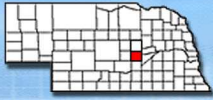
C. Recommended Approval/Disapproval- Write “Finding of Fact”

7.) Discussion & Possible Action – Jennifer Antholz – requesting a 2nd residence on property W ½ NE ¼ 11-14-11

8.) Discussion – Zoning Regulation Changes

*Wind Regulations

Adjournment



Howard Planning and Zoning Agenda



This meeting has been postponed until December 28, 2022 due to weather. The meeting will run as stated below on December 28th

**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 21, 2022, 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 7th day of December 2022.

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 November 16, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments: JET Properties

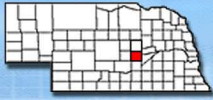
5.) 7:05PM – Public Hearing for Single Lot Subdivision Application for Twilight Subdivision by Jose Avila Gutierrez and Gloria Ramirez-Ramirez– NW ½ NW ¼ 9-13-10

- 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”

6) 7:10 PM - Public Hearing regarding amendments of Zoning Regulations for revisions to the Matrix of the Planning & 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”

7.)7:15PM – Public Hearing for Conditional Use Permit Application by Carol Dixson for a single family attached dwelling - W ½ NE ¼ 11-14-11



Howard Planning and Zoning Agenda



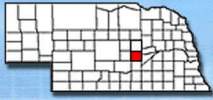
- A. Presentation of Request
 - I. Testimony in Favor
 - II. Testimony Opposed
 - III. Short Rebuttal
- B. Close Public Hearing- Discussion by Planning & Zoning Commission
- C. Recommended Approval/Disapproval- Write "Finding of Fact"

8.) 7:25PM – Public Hearing regarding amendments of Zoning Regulations for Wind Generator Facilities, Sanitary Requirements, updating wording on non-farm and ag operations and changing name of Nebraska Department of Environmental Quality (NDEQ) to Nebraska Department of Environment and Energy (NDEE) in all Planning & Zoning Regulations, Definitions and Matrix.

- 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 and Possible Action – Review Farm Odor Footprint - NW ¼ 36-14-9

Adjournment



Howard Planning and Zoning Agenda



This meeting has been postponed until December 28, 2022 due to weather. The meeting will run as stated below on December 28th

**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 21, 2022, 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 7th day of December 2022.

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 November 16, 2022 meeting.

3.) Old Business:

4.) Administrator/Board Comments: JET Properties

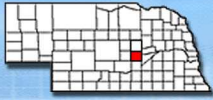
5.) 7:05PM – Public Hearing for Single Lot Subdivision Application for Twilight Subdivision by Jose Avila Gutierrez and Gloria Ramirez-Ramirez– NW ½ NW ¼ 9-13-10

- 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”

6) 7:10 PM - Public Hearing regarding amendments of Zoning Regulations for revisions to the Matrix of the Planning & 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”

7.)7:15PM – Public Hearing for Conditional Use Permit Application by Carol Dixson for a single family attached dwelling - W ½ NE ¼ 11-14-11



Howard Planning and Zoning Agenda



- 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.) 7:25PM – Public Hearing regarding amendments of Zoning Regulations for Wind Generator Facilities, Sanitary Requirements, updating wording on non-farm and ag operations and changing name of Nebraska Department of Environmental Quality (NDEQ) to Nebraska Department of Environment and Energy (NDEE) in all Planning & Zoning Regulations, Definitions and Matrix.

- 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 and Possible Action – Review Farm Odor Footprint – N ½ 36-14-10

Adjournment