

**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 6:00 P.M. on Wednesday January 18, 2023, 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 4<sup>th</sup> day of January 2023.

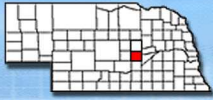
Cherri Klinginsmith  
Zoning Administrator

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**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 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 Mike Nelson and Glen Killion 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, January 18, 2023, 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](http://www.howardcounty.ne.gov). Dated this 4th day of January 2023.

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 28, 2022 meeting.

**3.) Old Business:**

**4.) Administrator/Board Comments:**

**5.) 7:05 PM Reorganization**

A. Election of Officers:

I. Chairman \_\_\_\_\_

II Vice Chair \_\_\_\_\_

III Secretary \_\_\_\_\_

IV Members reappointed for another term (3 years)

Randy Kauk, Ron Kulwicki, and Terry Spilinek – representative for variance board

**6.) 7:15 PM Public hearing for a Conditional Use Permit Application by Kevin Lukasiewicz requesting to expand the feeding operation from 950 animal units (A.U.) to 2500 animal units (A.U.) along with an increase in the feeding area, remaining a Class 1 feeding operation. This also includes nuisance easement waivers. SE ¼ Section 15-16-10**

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”

**7.) 7:30 PM Public hearing for School House Subdivision a single lot subdivision application by Bruce D Evans**

**W ½ NE ¼ Section 3-14-12**

A. Presentation of Request

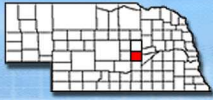
I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

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



# Howard Planning and Zoning Agenda



**8.) 7:45 PM Public hearing for Conditional Use Permit Application by RiversEdge LLC, Wendy Johnson landowner, requesting to operate a Bed & Breakfast or similar business – NW ¼ Section 11-15-11**

- 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”

**9.) 7:55 PM Public hearing for Tri-County Farms Subdivision a Single Lot Subdivision Application by Robin R. Irvine, 68 Circles LLC, president – SW ¼ 32-13-12**

- 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”

**10.) 8:00 PM 2<sup>nd</sup> Public hearing regarding the 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 and 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”

## **Discussion & Possible Action**

- \*Feedlots unloading and loading on gravel roads
- \*Feedlots using an access road instead of gravel to feed

## **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 6:00 P.M. on Wednesday February 15, 2023, 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 1<sup>st</sup> day of February 2023.

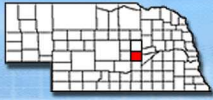
Cherri Klinginsmith  
Zoning Administrator

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**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 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 Mike Nelson and Glen Killion 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 15, 2023, 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](http://www.howardcounty.ne.gov). Dated this 1st day of February 2023.

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 28, 2022 meeting.

**3.) Old Business:**

**4.) Administrator/Board Comments:**

**5.) 7:05 PM Reorganization**

A. Election of Officers:

I. Chairman \_\_\_\_\_

II Vice Chair \_\_\_\_\_

III Secretary \_\_\_\_\_

IV Members reappointed for another term (3 years)

Randy Kauk, Ron Kulwicki, and Terry Spilinek – representative for variance board

**6.) 7:10 PM Public hearing for a Conditional Use Permit Application by Kevin Lukasiewicz requesting to expand the feeding operation from 950 animal units (A.U.) to 2500 animal units (A.U.) along with an increase in the feeding area, remaining a Class 1 feeding operation. This also includes nuisance easement waivers. SE ¼ Section 15-16-10**

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”

**7.) 7:25 PM Public hearing for School House Subdivision a single lot subdivision application by Bruce D Evans**

**W ½ NE ¼ Section 3-14-12**

A. Presentation of Request

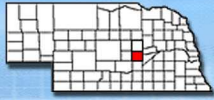
I. Testimony in Favor

II. Testimony Opposed

III. Short Rebuttal

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

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



# Howard Planning and Zoning Agenda



**8.)7:35 PM Public hearing for Conditional Use Permit Application by RiversEdge LLC, Wendy Johnson landowner, requesting to operate a Bed & Breakfast or similar business – NW ¼ Section 11-15-11**

- 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”

**9.) 7:50 PM Public hearing for Tri-County Farms Subdivision a Single Lot Subdivision Application by Robin R. Irvine, 68 Circles LLC, president – SW ¼ 32-13-12**

- 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”

**10.)8:00 PM Public Hearing on Rezone application by Dana & RaeJean Hawk, landowner, requesting to rezone property from C-S (Highway Service District) to R-1 (Residential Single-Family District) SW ¼ 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 Approval/Disapproval – Write “Finding of Fact”

**11.) 8:15 PM 2<sup>nd</sup> Public hearing regarding the 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 and 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”

**Discussion & Possible Action – Gage Valley Vet Clinic allowed uses**

**Discussion & Possible Action – Lot 2 Melody Acres – verify uses**

**Adjournment**

**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 15, 2023, 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](http://www.howardcounty.ne.gov). Dated this 1st day of March 2023.

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 15, 2023 meeting.

**3.) Old Business:**

**4.) Administrator/Board Comments:**

**8:05 PM – Public Hearing on Single-Lot Subdivision Application by Steven Bader – SW ¼ SE ¼ Section 14-14-9**

- 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 Approval/Disapproval – Write “Finding of Fact”

**8:15 AM – Discussion & Possible Action – Gage Valley Vet Clinic Allowed Uses**

**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 17, 2023, 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](http://www.howardcounty.ne.gov). Dated this 3rd day of May 2023.

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 15, 2023 meeting.

**3.) Old Business:**

**4.) Administrator/Board Comments: update on verbal complaints of County Feedlots**

**8:05PM –Conditional Use Permit to apply livestock waste thru a pivot application by Chris**

**Mudd/Jensen –**

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.) Executive Session-Litigation-Possible Action**

**8:15 PM – Discussion & Possible Action – Dirt Road Development District Court Judgement**

**8:25 PM – Discussion & Possible Action – Accessory Dwelling Units**

**8:35 PM – Discussion & Possible Action – Zoning Regulations – Subdivisions 20 acres to 10 acres**

**8:45 PM – Discussion & Possible Action – Update Bylaws & Operating Procedures**

**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 21, 2023, 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 June 2023.

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 17, 2023 meeting.

**3.) Old Business:**

**4.) Administrator/Board Comments:**

**5.) 8:05PM –Application for a Conditional Use Permit- Verizon Tower, – NE ¼ Section 11-15-10**

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 & Possible Action – Dirt Road Development/Jordan Robinson Zoning Application**

**7.) 8:20 PM – Public Hearing regarding the amendments of Zoning & Subdivision Regulations – A change from less than 20 to 10 acres or less.**

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 – Wind Turbine Discussion**

**9.) Discussion & Possible Action – By-Laws update**

**10.) Discussion & Possible Action – Accessory Dwelling Units review**

**Adjournment**

**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 19, 2023, 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 5<sup>th</sup> day of July 2023.

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 21, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments:**

**5. Discussion & Possible Action – Amendments to Zoning Definitions: Adjacent.**

**6. Discussion & Possible Action – Height of Wind Turbines for small/residential and commercial use.**

**7. Discussion & Possible Action – Accessory Dwelling Units review**

**8. Discussion - Definition of Commercial Feedlot-** Nate Timmons

**9. Discussion – Jordyn Robinson** – comments about zoning permit 2023-21 (pending)

**10. Discussion- Regarding Zoning Definitions** (Farming, Farm & Commercial- Feedlot, Farm & Commercial-Concentrated Feeding Operation, Nonconforming use, Matrix – feedlots) – Tylor Robinson

**Adjournment**

**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, August 16, 2023, 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 2<sup>nd</sup> day of August 2023.

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 19, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments:**

**5. 8:05 P.M. Public Hearing** - public hearing regarding the amendments of Zoning Regulations for Wind Generator Facilities.

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** - public hearing regarding the amendments of Zoning Regulations to add Accessory Dwelling Units as a conditional use.

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 – Standard Operating procedures, 911 Address Fees and Subdivisions**

**8.) Discussion & Possible Action - Definitions of “Adjacent”**

**9.) Discussion & Possible Action – variance 3<sup>rd</sup> house in ¼ section**

**Adjournment**

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

NOTICE IS HEREBY GIVEN that a regular meeting of the Howard County Board of Adjustment Commission will be held at the Howard County Courthouse Assembly Room, St. Paul, at 7:00 p.m. on Wednesday September 20, 2023 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 6<sup>th</sup> day of September, 2023.

Cherri Klinginsmith,  
Howard County Planning & Zoning

**AGENDA**

- 1.) 7:00 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 18, 2023 meeting.
- 3.) Chairman’s comments:** Old Business –
- 4.) 7:05 P.M.** Public Hearing – Variance application by Nolan Wetzel to allow a 3<sup>rd</sup> residence in a ¼ section - NW ¼ Section 34-13-11

**Adjournment:**

**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 20, 2023, 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 6<sup>th</sup> day of September 2023.

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 16th, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments: 2024 elections & Verizon tower**

**5. 8:05 P.M. Public Hearing** - public hearing regarding a single lot subdivision application by Tim & Peggy Lemburg for CL Homestead located S ½ SW ¼ Section 7-13-11

- 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.) 8:15 P.M. Public Hearing** – public hearing for Rolling Hills Estates multi-lot subdivision application by Dan Vech Section 14-14-10

- 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.) 8:30 P.M. Public Hearing** – public hearing for Conditional Use Permit application for elderly housing by Elpidio & Rosa Gamez – NW ¼ Section 8-13-9

- 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.) 8:40 P.M. Public Hearing** – public hearing for Conditional Use Permit application for the installation of Wine Manufacturing facility, DA Squared Vineyard LLC & Landowner, Ingerle Family Trust, Wendy Johnson Trustee – SW ¼ Section 11-15-11

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”

**9). Discussion & Possible Action – Standard Operating procedures**

**10.) Discussion & Possible Action – NE ¼ 19-13-9 requesting to divide off less than 3 acres.**

**Adjournment**

**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 18, 2023, 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 4<sup>th</sup> day of October 2023.

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 20<sup>th</sup>, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments:**

**5. 8:05 P.M. - Public Comment (Limit of 5 minutes)**

**6. 8:20 P.M. Public Hearing** - public hearing regarding Conditional Use Permit application by Travis Caspersen DBA 308 Cattle Company LLC for a Commercial Class 1 Feedlot – N ½ 3-13-9

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”

**7. Discussion/Possible Action: Steve Wissing- Odor Footprints in the area**

**Adjournment**

**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 15, 2023, 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 1<sup>st</sup> day of November 2023.

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 18, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments:**

**5. 7:05 P.M. - Public Comment (Limit of 5 minutes)**

**6. 7:20 P.M. Public Hearing - public hearing regarding Vacated Plat: Freedom Acres by Wade & Melinda Kroeger – E ½ of the SW ¼ 6-13-11**

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. 7:25 P.M. Public Hearing - public hearing regarding Rolling Hills Estates Multi-Lot Subdivision final hearing** by Dan Vech- SE ¼ 14-14-10

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”

**8.) Discussion and possible action – Wind Generator regulation updates**

**Adjournment**

**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 20, 2023, 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 December 2023.

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 15, 2023 meeting.

**3. Old Business:**

**4. Administrator/Board Comments:**

**5. 7:05 P.M. - Public Comment (Limit of 5 minutes)**

**6. 7:20 P.M. Public Hearing** - Conditional Use Permit Application by John & Ruth Ropp for the startup of a Church, Cemetery, Community Center and School building for home schooling NW 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”

**7. 7:30 P.M. Public Hearing** - regarding the amendments of Zoning Regulations for Wind Generator Facilities.

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 – A-3 zoned land uses**

**9. Discussion & Possible Action – Zoning Regulations wording in sections A-1, A-2 & District Boundries**

**Adjournment**