

Howard County Board of Board of Adjustment

January 15, 2025

AGENDA

1. Call to Order
2. Roll Call
3. Old Business
4. Administrator/Board Comments
5. Reorganization
6. Awards
7. Adjournment

MINUTES

HOWARD COUNTY BOARD OF ADJUSTMENTS

January 15, 2025

A meeting of the Howard County Board of Adjustments was convened in open and public session on the 15th day of January 2025 in the library Community Room St. Paul Library, St. Paul, Nebraska.

Chairman Janet Thomsen called the meeting to order at 7:15 p.m. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the notice of meeting. A proof of publication is filed in the Howard County Clerk's Office.

Roll call showed 4 members present: Janet Thomsen, Mike Nelson, Chad Donscheski and Glen Killion. Also, present was Cherri Klinginsmith, Howard County Zoning Administrator.

The agenda and minutes were emailed to the Board of Adjustment members prior to the meeting. A motion was made by Mike Nelson and seconded by Chad Donscheski to approve the minutes of the June 19, 2024 meeting. The motion carried by 4-0 roll call vote.

Election of officers was discussed. Glen Killion made a motion to leave all officers in the positions they are currently in. Janet Thomson – Chairman Glen Killion – Vice Chairman – Mike Nelson – Secretary Chad Donscheski - Alternate. Chad Donscheski seconded the motion. Motion was carried by a 4-0 roll call vote.

Administrator informed the board that the County Commissioners appointed the following members at their January 14th meeting. Terry Spilinek re-appointed for another term (3 years) as the Planning & Zoning Board representative.

Administrator Klinginsmith presented awards to 3 board members for their years of service. Awards were presented to Chad Donscheski for 10 years of service, Mike Nelson for 18 years of service and Glen Killion for 5 years of service.

With no further business Glen Killion moved to adjourn the meeting with Chad Donscheski seconding the motion. Motion passed with a 4-0 vote.

Jennifer Ostendorf
Planning & Zoning Secretary

Howard County Planning & Zoning
January 15, 2025

AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Old Business
5. Administrator/Board Comments
6. Reorganization
 - A. Election of Officers
 - I. Chairman - _____
 - II. Vice Chairman- _____
 - III Secretary - _____
 - IV. Members re-appointed for another term (3 years) Daryl Anderson, Ken Kozisek & Jack Reimers
7. Discussion & Possible Action- Review Farm Feedlot for Martin Helmuth
8. Discussion & Possible Action – Review of 4 additional farm feedlots on Blasé Farms operation
9. Discussion – Town Hall Meeting
10. Awards – years of service
11. Adjournment

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th day of January 2025.

Chairman Terry Spilinek called the meeting to order at 7:45 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 9 members present: Daryl Anderson, Dave Sack, Ron Kulwicki, Randy Kauk, Jack Reimers, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, Deputy County Attorney. Members of the public were: Tylor Robinson, Chris Martin, Brandon Connick, Gunner Buchhammer, and Cassidy Van Meter.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Ron Kulwicki and seconded by Chris Kosmicki to approve the minutes from the November 20, 2024 meeting. Motion carried by unanimous a voice vote.

Reorganization: Chairman Spilinek asked for nominations. Chris Kosmicki moved to leave all the current officers in their current positions. Chairman – Terry Spilinek, Vice Chairman – Jack Reimers, Secretary – Jeff Christensen. Ken Kozisek seconded the motion. Motion passed with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Ron Kulwicki, Randy Kauk, Jack Reimers, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek.

Daryl Anderson, Ken Kozisek and Jack Reimers were reappointed for another 3-year term by the Howard County Commissioners at their January 14, 2025 meeting. Terry Spilinek was reappointed as the representative for the Board of Adjustments.

Discussion & Possible Action: Review of Farm Odor Footprint – Martin Helmuth –

Administrator Klinginsmith informed the board that Mr. Helmuth has applied for a farm feedlot/odor footprint to house 60 animal units or 300 head of sheep in a barn for 7-8 months. Administrator Klinginsmith just wanted to review with the board to make sure they are ok with this given the recent discussions with farm odor footprints. The board told Administrator Klinginsmith that they were ok with her approving the farm odor footprint for Martin Helmuth.

Discussion & Possible Action: Review of 4 additional farm odor footprints on Blasé Farms operations. Administrator Klinginsmith informed the board that herself, Janet Thomson, Road Superintendent, Cassidy VanMeter and Gunner Buchhammer met out at the Blasé Feedlot operation to review the manure in the road ditches, per the consent order deadline and requested by Mr. Buchhammer. After review it is shown that the manure is out of all of the ditches except for one along 10th Ave, (Pen #9 on attached map) and Road Superintendent, Thomsen stated there were some areas yet needing berms placed to stop future drainage. Cassidy VanMeter did mention that pen #9 will be abandoned, and work will be completed on waste in the ditch once their bulldozer is repaired and the ground is not froze to finish the dirt work.

Administrator Klinginsmith also discussed with the board that at the Commissioner Meeting on November 26th 2024 that NDEE mentioned that when they were out for inspection there were 4 new pens that had cattle in them but they were not aware of. Administrator Klinginsmith was not aware of those pens either and the zoning office did not have feeding operation questionnaire applications for those pens. NDEE gave Blasé operation until January 15th to get them the information requested for those pens. Administrator Klinginsmith noted on NDEE website that Blasé attorney has been in contact with Jordan at NDEE and Blasé's have mailed the requested Form A's and Jordan stated this will be complete once they verify that the forms and fees have been submitted correctly. Blasé attorney Mr. Buchhammer has contacted NDOT, but has not heard back from them on if the state highway cleanup is satisfactory.

Then Administrator Klinginsmith told the board on December 12, 2024 she has received the feeding Operation Questionnaire for 4 more pivot corner farm feedlots, (Noted on attached map as #9, #19, #22 and #23), however was not comfortable approving them without discussing with the board given the history of this operation. Administrator Klinginsmith has also received a Rezone application to rezone the Vet Processing Center along HWY 281 of Blasé property from I-1 (Light Industrial) to A-2 (Agricultural Transitional District). Blasé's plans are to start processing the cattle in the Feed area, noted on the attached map. With this information, Administrator Klinginsmith asked the board if they thought that since they plan to move the processing center to the area of Blasé's operation, if the board thought that Blasé operation should apply for a CUP for a Class 1 Feedlot?

After much discussion with the board, it was discussed that it read in the Administrative Consent Order, Case No. 3632, paragraph 12. and online with NDEE that those feedlots have been and continue to be operated collectively under shared management by a single operator being Mr. Eric Blasé, who is also a member, manager, officer, director, shareholder, or otherwise associated with Blasé Farms, LLC and the Blasé Group Ltd, Inc. With that information and with the outcome of the past case with Howard County and farm feedlots. (Dirt Road

Development vs Hirschman's) that Blasé's feedlots would be considered adjacent as well and should be reviewed as a commercial feedlot not several farm feedlots.

It was left to have Blasé operation discuss their options and get back to the board or submit a CUP application in the Howard County Planning & Zoning office for a Class I Feeding Operation.

Discussion- Town Hall Meeting There was a town hall meeting held tonight from 5:30-7pm with Marvin Planning and Associates to discuss with County residents what they would like to see in Howard County's future. Discussion with the board and Administrator Klinginsmith noted that they were happy with the discussion and turn out for the meeting. There were 101 surveys turned in and of those 101 - 89% of them were fully completed. They feel like they are headed in the right direction and excited to continue the process of updating the Comprehensive Plan and County Regulations.

Awards: Administrator Klinginsmith presented an award for years of service to 2 board members. Chris Kosmicki 10 years of service and Jeff Christensen 15 years of service.

With no further business Ron Kulwicki moved to adjourn the meeting with Ken Kozisek seconding the motion. Motion passed with a 9-0 vote.

Jennifer Ostendorf
Planning & Zoning Secretary

AGENDA
Planning & Zoning Meeting March 26, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the January 15, 2025 Meeting.
3. **Old Business- Blasé Feedlots – Commissioner Meeting 1/28/25**
4. **Administrator / Board Comments:** NPZA Annual Conference March 5th-7th 2025
5. **Public Comment**
6. **Rezoning Application by Blasé Co. LLC Eric Blasé owner NW ¼ Section 31 T14 R9W**
7. **Application for Conditional Use Permit to sell trailers on pivot corner of SW ¼ Section 34-T13-R11W**
8. **Discussion & Possible Action – Horse Training Facility in A-2 (Home Occupation or CUP)**
9. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 26th day of March 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 6 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Absent members were Ron Kulwicki, Randy Kauk, Jack Reimers. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, County Attorney. Members of the public were: Kenny Kohlhof, Dick Hadenfeldt, Brian Timmons, Alan Griebel, Nate Timmons, Eric Pollock, Leo Goodwin, David Rasmussen, Gunner Buchhammer, and Cassidy Van Meter.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Daryl Anderson to approve the minutes from the January 15, 2025 meeting. Motion carried by unanimous a voice vote.

Old Business: Blasé Feedlots – Administrator Klinginsmith updated the board on the meeting on January 28, 2025 with Howard County Commissioners. Since the Blasé Feedlots were put on the Howard County Commissioner Agenda as an update there was only discussion had. Klinginsmith updated the commissioners that the zoning board asked Blasé Feedlots to apply for a CUP to become a Class 1 feedlot. This would help some of the issues of the cattle pens and would also allow them to have more cattle in feedlot. NDEE would become involved and make sure the run off is under control. Klinginsmith also mentioned she has spoken with NDEE lawyer about this request and has been working to offer ideas so that there would be no nuisance easement waivers if applied for CUP.

Administrator/Board Comments: Administrator Klinginsmith told the board that she attended the NPZA conference in Kearney. She said it was a good conference with a lot of great information.

Public Comment: None

Rezoning Application by Blasé Co. LLC Eric Blasé owner NW ¼ Section 31 T14 R9W – Gunner Buchhammer was present to represent the request on behalf of Blasé Co. LLC. Gunner just stated that they have had issues with zoning regulations in the past at this location so to help with those issues they have decided it would be best to rezone to A-2 and sell the property. Chairman Spilinek asked for testimony in favor with no one speaking in favor. Spilinek asked for testimony in opposition and Nate Timmons spoke up with his adjoining land being farm ground he is worried if it is sold at residential, he may have issues with some of the farming practices he does. He said he currently has a neighbor with grapes and that hinders some of his practices now. Brian Timmons spoke about wondering how land could be rezoned with a commercial billboard on the land. With no further testimony in favor or against the public hearing was closed. After discussion among the board Dave Sack moved to approve the rezone application by Blasé Co LLC. Daryl Anderson seconded the motion. The motion was passed by a 6-0 roll call vote. Yes - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Finding of Fact attached.

Application for Conditional Use Permit to sell trailers on pivot corner of SW ¼ Section 34-T13-R11W Kenneth Kohlhof was present to represent his request. Ken has his dealer license to sell semi-trailers. He recently took on a couple companies to sell trailers and would like to be able to park and sell the trailers on his land. He said trailers would be parked on the pivot corner and if they needed to work on the trailers they would do so at his feedlot or and his house. Chairman Spilinek asked for testimony in favor or against. Both Dick Hadenfeldt and Dave Rasmussen both spoke in favor of this. Eric Pollock and Leo Goodwin spoke in opposition of this. Both Pollock and Goodwin are worried about the road not being able to handle the traffic. Pollock stated that the road is already tore up from him hauling the manure that he has a CUP to store across the road. Board members told both Pollock and Goodwin that road issue would need to be brought up to commissioners. With no other testimony in favor or against the public hearing was closed. After discussion among the board Daryl Anderson moved to approve the Conditional Use Permit Application with two conditions. 1.) Maximum of 15 trailers can be parked on land for sale. 2.) Must maintain a dealer's license or the CUP will become null and void. Motion was seconded by Chris Kosmicki. The motion was passed by a 6-0 roll call vote. Yes - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki and Terry Spilinek. Finding of Fact attached.

Discussion & Possible Action – Horse Training Facility in A-2 (Home Occupation or CUP) - Administrator Klinginsmith discussed with the board a question asked about two different properties. First property is Blasé Processing facility that was discussed tonight and second property is in A-1 in the Dannebrog area. It was asked if someone would be able to have a horse training facility and living space there. This would include 10-20 horses and 10 or so head of cattle for roping on 10 acres of land. Klinginsmith confirmed with the board on either piece of property a conditional use permit would be required.

With no further discussion Dave Sack moved to adjourn meeting with Jeff Christensen seconding the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf
P&Z Secretary

AGENDA

Planning & Zoning Meeting April 16, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the March 26, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Single Lot Subdivision application by Philip & Tracey Lukasiewicz. NE ¼ of Section 21, T15N, R12W**
7. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of April 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 8 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Absent member was Randy Kauk. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, County Attorney. Members of the public were: Philip & Tracey Lukasiewicz

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Dave Sack and seconded by Ron Kulwicki to approve the minutes from the March 26, 2025 meeting. Motion carried by unanimous a voice vote.

Old Business- Administrator Klinginsmith updated the board on Tom Kaslon land where the waterway was moved and neighbor thought that is why his place to south of Tom's flooded last summer. Tom hired an engineer who found that the dirt work did not cause a foot of rise but it did however change the Base Flood Elevation (BFE). Since the BFE was changed it is the landowner's responsibility to get a LOMAR (Letter of Map Amendment) and Administrator Klinginsmith has given them until July 15, 2025 to complete this process.

Administrator / Board Comments: Administrator Klinginsmith also updated the board letting them know that the Blasé rezone application and Ken Kohlhof's CUP from last months meeting were approved by the County Commissioners on April 8, 2025.

Single Lot Subdivision application by Philip & Tracey Lukasiewicz. NE ¼ of Section 21, T15N, R12W

Phillip & Tracey Lukasiewicz were present to represent their request. Phillip explained to the board that they would like to split off the land that is on the west side of road so that their son can build a house on it eventually. He also stated to the board that there is an easement already in place for the irrigation district. Chairman Spilinek asked for testimony in favor and against. With none either way the public hearing was closed. After discussion among the board Chris Kosmicki Moved to approve the single lot subdivision application by Philip & Tracey Lukasiewicz. Ron Kulwicki seconded the motion. Motion was passed with an 8-0 roll call vote. Finding of Fact attached. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek.

With no further discussion Ron Kulwicki moved to adjourn the meeting with Dave Sack seconding the motion. Motion was passed with a unanimous voice vote.

The next Howard County Planning & Zoning Meeting is tentatively planned for May 21, 2025 at 8:00PM.

Jennifer Ostendorf
Planning & Zoning Secretary

AGENDA
Planning & Zoning Meeting May 21, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the April 16, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Conditional Use Permit application for a Horse Training facility by Adam Donaldson & Eric Blasé. NE ¼ NW ¼ Section 31 Township 14N Range 9W**
7. **Discussion & Possible Action** – Complaint

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 21st day of May 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 7 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, and Terry Spilinek. Absent members were Randy Kauk and Ron Kulwicki. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta, County Attorney. Members of the public were: Adam Donaldson, Linna Dee Donaldson, Matt Rief and Adam Spotanski.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Dave Sack and seconded by Chris Kosmicki to approve the minutes from the April 16, 2025 meeting. Motion carried by unanimous a voice vote.

Old Business: Administrator Klinginsmith updated the board stating that the Howard County Commissioners approved on May 13, 2025 the 5 Over U Subdivision by Philip and Tracey Lukasiewicz and they also approved on April 22, 2025 the map change of the old Martinson Vet clinic/Blasé Processing Facility parcel by Eric Blasé from I-1 (Light industrial) to A-2 (Residential).

Administrator / Board Comments: none

Public Comment: none

Conditional Use Permit application for a Horse Training facility by Adam Donaldson & Eric Blasé. NE ¼ NW ¼ Section 31 Township 14N Range 9W Adam Donaldson was present to represent his request. Adam told the board that he plans to train horses at this facility. He is asking to be allowed 3 animals per acre instead of the 1 animal. He said he plans to have horses in training and most of them would be inside and then have some roping steers to use for training purposes. Chairman Spilinek asked for testimony in favor, seeing none he then asked for testimony against. Matt Rief spoke stating he just had a few questions. Matt asked Donaldson what his plans were for the dirt area east of the existing

building? Donaldson stated that he plans to use part of the area to build a indoor arena and part of it for an outdoor arena. The rest he plans to plant into grass. Rief also asked if any animals would be dry lotted? Donaldson stated he plans to keep the pens to the south of building that are already there but other than arena he plans to have grass planted. Rief stated to the board that when making the terms of the permit he would like to have a term be that vegetation must be established to help with the dust issues. Adam Spotanski was present and spoke stating that he was not in favor of this as the last time something was granted for use here it was misused and caused a lot of issues. He was worried that this would be the same issue. After much discussion it was clarified that Eric Blasé is selling the property and the sale of the property is contingent on the approval of this CUP. Eric Blasé will have no ownership of this property once sale is complete, so it will just be Donaldson's operation. It was also clarified that there are steps in place that if the CUP permit terms are not followed that the permit will be taken away and business would have to cease. After the clarification Spotanski stated that if these steps were followed, he wouldn't have an issue. With no further testimony the public hearing was closed and discussion among the board was had. After much discussion Dave Sack moved to approve the application by Adam Donaldson and Eric Blasé for a horse training facility subject to the conditions, maximum of 30 head of livestock and the establishment of vegetation in any area practical east of the residence (map attached). Approval for 1 year, renewable. Chris Kosmicki seconded the motion. Motion was passed with a 7-0 roll call vote. Finding of Fact Attached. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, and Terry Spilinek

Discussion/Possible Action – Complaint – A complaint was filed by Jake and Amber Dizmang against Bob and Kathy Hirschman. A copy of the complaint was emailed and mailed the board for their review. The complaint was about the feedlot near the Dizmang's property. After a through review of the complaint Administrator Klinginsmith told the board that she didn't not find the Hirschman's at fault in any way. In discussion the board agreed with Administrator Klinginsmith. Both parties were informed of the decision and both were given a copy of Klinginsmith's findings. A copy of the complaint and findings were also emailed to Jordan Jaeger at NDEE.

With no further discussion Jack Reimers moved to adjourn the meeting with Dave Sack seconding the motion. Motion was passed with a unanimous voice vote. Next meeting is tentatively scheduled for June 18, 2025.

Jennifer Ostendorf
Planning & Zoning Secretary

AGENDA
Planning & Zoning Meeting July 16, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the May 21, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Multi-Lot subdivision, Rolling Hills Estates First Replat by Lowell Poland, located NE ¼ Section 14-T14N-R10W**
7. **Conditional Use Permit by Adam Miller, Install solar panels within a subdivision, located in NE ¼ Section 5-T13N-R9W**
8. **Single Lot Subdivision, Ziller Sub, by Doug Petersen, Located NW ¼ Section 13-T13N-R10W**
9. **Discussion & Possible Action – Manufactured home/Pre Fab Homes less than 900 square feet**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of July 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 9 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary Members of the public were: Elizabeth Eggers, Brian Dixson, Beverly McIntosh, Bert McIntosh and Tylor Robinson.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Daryl Anderson to approve the minutes from the May 21, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business: none

Administrator / Board Comments: Administrator Klinginsmith updated the board stating that she attended Flood Plain Training in Kearney and was learning more on substantial damage reports.

Public Comment: none

Multi-Lot subdivision, Rolling Hills Estates First Replat by Lowell Poland, located NE ¼ Section 14-T14N-R10W – Administrator Klinginsmith presented to the board on behalf of Lowell Poland. This subdivision was originally done by Dan Vech and Lowell purchased 52 acres where he plans to have a private air strip. Since purchasing the 52 acres he has decided to sell off part of land dividing into 3 lots. He will still plan to have his private air strip on the land he is retaining. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Seeing none the public hearing was closed and discussion was had among the board members. After discussion Dave Sack moved to approved the multi-lot subdivision application for Rolling Hills First Replat by Lowell Poland. Daryl Anderson seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Conditional Use Permit by Adam Miller, install solar panels within a subdivision, located in NE ¼ Section 5-T13N-R9W Administrator Klinginsmith presented to the board on behalf of Adam Miller. Mr. Miller would like to install solar panels on his property which is within a multi-lot subdivision. These

would be freestanding panels not attached to the structure. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Bert McIntosh spoke in favor of allowing solar panes to be installed. He said that he personally has solar panels on his property and there are many advantages to having them. He said in this world we are constantly using more electricity and so by allowing solar panels it would help with keeping the cost down as well and it would have a positive impact on the environment. With no other discussion in favor or against the public hearing was closed. After discussion among the board Daryl Anderson moved to approve the conditional use permit allowing solar panels within the multi-lot subdivision subject to an approved decommissioned plan. Jack Reimers seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Single Lot Subdivision, Ziller Sub, by Doug Petersen, Located NW ¼ Section 13-T13N-R10W

Administrator Klinginsmith presented to the board on behalf of Doug Petersen. Klinginsmith stated that someone came in a month or so ago asking if this piece of land would be buildable, so she answered their questions and then she received this application for single lot subdivision. Klinginsmith noted that the driveway would have to be off of highway 58. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Elizabeth Eggers and Brian Dixon were present and noted that this would be a dangerous spot for a driveway as there is a hill right there on highway 58. Brian and Elizabeth also just wanted to make sure that this would not affect their family's odor footprint? Klinginsmith pulled up the photos online and it showed that this piece of land would be outside of Dixon's odor footprint. Klinginsmith did also inform the board that she has informed the land owner before a zoning permit for a residence can be approved the access must come off of Highway 58. With no other discussion in favor or against the public hearing was closed. After discussion among the board Jack Reimers moved to approve the single lot subdivision application. Dave Sack seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Discussion & Possible Action – Manufactured home/Pre Fab Homes less than 900 square feet

Administrator Klinginsmith had someone come in the office to request to live in a 14x40 prefab home. Klinginsmith mentioned to the board that she spoke with County Attorney Sytka and after reviewing the regulations it was determined that this would not meet the current regulations for Howard County. The board mentioned that they would bring this up for discussion when updating the zoning regulations with Marvin Planning & Associates.

With no further items on the agenda, Ken Kozisek moved to adjourn the meeting and Ron Kulwicki seconded the motion. Motion carried with a 9-0 voice vote.

Howard County Planning & Zoning Secretary
Jennifer Ostendorf

AGENDA
Planning & Zoning Meeting August 20, 2025

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 the July 16, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **8:10 PM – Public hearing for renewal of Conditional Use Permit by John Ropp, requesting to have 1000 calves weighing less than 500 lbs, located S ½ NW ¼ Section 8-T13N-R10W**
7. **8:20 PM –Preliminary Public hearing for multi-lot subdivision, Meadow View Estates, land owner Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W**
8. **Adjournment**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20th day of August 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 8 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Randy Kauk was absent. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta Howard County Attorney. Members of the public were: John Ropp, Mari Boehler and Harvey Thiessen

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Dave Sack and seconded by Ron Kulwicki to approve the minutes from the July 16, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business: none

Administrator / Board Comments: none

Public Comment: none

Public hearing for renewal of Conditional Use Permit by John Ropp, requesting to have 1000 calves weighing less than 500 lbs, located S ½ NW ¼ Section 8-T13N-R10W John Ropp was present to represent the request. John told the board that he doesn't plan to change how he is doing things. He stated that he hasn't heard of any complaints in the last year that he has been housing the cattle. Administrator Klinginsmith also noted that she and Howard County Commissioners have not had any reported complaints with John Ropp's operation. Chairman Spilinek asked for testimony in favor or against, with no testimony the public hearing was closed. The board asked where cattle were located and Ropp stated that 300 are in covered shed, 300 in north pen and 300 in south pen to the north of the

covered shed. Administrator noted that an updated feeding boundary will be placed and new farm odor footprint due to the current one is not where the pens are located. Also, NDWEE (Nebraska Department of Water and Environmental Energy) touched base with Mr. Ropp and will be stopping out around Sept 1st for review. With no further discussion Daryl Anderson moved to approve the renewal of the Conditional Use Permit for Kimball Kalf Ranch, owner John Ropp to have up to 1000 head of cattle that are 500 pounds or less with no expiration date unless there comes a time, he is not following the guidelines. Ken Kozisek seconded the motion. Motion was pass by an 8-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Preliminary Public hearing for multi-lot subdivision, Meadow View Estates, land owner Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W Mari Boehler was present to represent her request. Mari shared with the board that they would like to split the land that they have into 4- 3 acre lots to sell. They plan to keep the back portion of the property to build on themselves in the future. Chairman Spilinek asked the public for testimony in favor or against. With none, the public hearing was closed. After discussion among the board Dave Sack moved to approved the preliminary plat for Meadow View Estates by Mari Boehler. Ron Kulwicki seconded the motion. Motion was pass by an 8-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

With no further discussion Chris Kosmicki moved to adjourn the meeting and Ron Kulwicki seconded the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf
Planning & Zoning Secretary

AGENDA

Planning & Zoning Meeting September 17, 2025

1. **Call to order** – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the August 20, 2025 Meeting.
3. **Old Business**- Blasé feedlot update
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Public hearing for a single lot subdivision application for MG Second Subdivision by Elizabeth Gardino located SE ¼ Section 20-T13N-R9W**
7. **Final Public hearing for multi-lot subdivision, Meadow View Estates, land owner Justin & Mari Boehler, located NW ¼ NE ¼ Section 16- T14N – R10W**
8. **Conditional Use Permit Application by Daniel & Shannon Bergman, requesting one (1) or two (2) RV's to be used for living quarters during home construction for up to 1 year, located in Lot 1 Jansen Shores Subdivision, W ½ NW ¼ of Section 21, Township 15N, Range 10W**
9. **Discussion and Action to approve the updated farm feedlot for Kimball Kalf Ranch.**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 17th day of September 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 7 members present: Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Randy Kauk and Dave Sack were absent. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta Howard County Attorney. Members of the public were: Daniel Bergman, Liz Gardino, Mark Starkey, Jack Steffes, Deb Smith, Dave Klinginsmith, and Jim Potter.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Ron Kulwicki and seconded by Chris Kosmicki to approve the minutes from the August 20, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business: Blasé feedlot update – Administrator Klinginsmith updated the board that County Attorney Heather Sikyta and Administrator Klinginsmith met with the county commissioners about the ongoing issues with Blasé Feedlots. It was requested to the commissioners to approved a letter to be sent requiring a Conditional Use Permit for a Class 1 feed lot or to remove all cattle by October 28th. This request was approved by the Howard County Commissioners and letter was sent. NDWEE is also planning to meet with Eric Blasé on September 18th and after that meeting NDWEE will then set up a time to meet with Administrator Klinginsmith and County Attorney Heather Sikyta to discuss what their finding were when meeting at the Blasé Feedlots.

Administrator / Board Comments: Marving Planning Associates called and are planning to have some information for board to review and discuss at the November meeting. They will be in touch with Administrator Klinginsmith if they have any questions.

Public Comment: none

Public hearing for a single lot subdivision application for MG Second Subdivision by Elizabeth Gardino located SE ¼ Section 20-T13N-R9W Liz Gardino was present to represent the request for the subdivision. Liz stated that their plan was to purchase the land to add to their current subdivision. There is an old house on this parcel that they plan to fix up and move into. She stated this land will be of use to them when they move onto the property. Chairman Spilinek asked for testimony in favor or against, with no testimony the public hearing was closed. After discussion among the board Ken Kozisek moved to approve the application for MG Subdivision with Ron Kulwicki seconding the motion. Motion was passed with a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Final Public hearing for multi-lot subdivision, Meadow View Estates, land owner Justin & Mari Bohler, located NW ¼ NE ¼ Section 16- T14N – R10W Mari Bohler called to let Administrator Klinginsmith know she couldn't make the meeting because their child was in the hospital. Administrator Klinginsmith was present to represent her request. Cherri shared with the board that they would like to split the land that they have into 4- 3 acre lots to sell. They plan to keep the back portion of the property to build on themselves in the future. She also mentioned that she spoke with Howard Greeley to make sure that they were ok for their electrical plan for the subdivision. Howard Greeley approved their plan. Chairman Spilinek asked the public for testimony in favor or against. With none, the public hearing was closed. After discussion among the board Chris Kosmicki moved to approved the final plat for Meadow View Estates by Mari Bohler. Daryl Anderson seconded the motion. Motion was pass by a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Conditional Use Permit Application by Daniel & Shannon Bergman, requesting one or two (2) RV's to be used for living quarters during home construction for up to 1 year, located in Lot 1 Jansen Shores Subdivision, W ½ NW ¼ of Section 21, Township 15N, Range 10W Daniel Bergman was present to represent his request. Daniel told the board that they are working on getting house built and have been slower than they planned due to his wife having health problems. Daniel stated that the blocks are there to lay the foundation and building is ready to be delivered when foundation is ready. Septic will be put in when the building is placed. Chairman Spilinek asked for testimony in favor, seeing none he asked for testimony against the request. Three members of the public were there to speak against the request stating that the place is not well kept, projects are not getting completed and that he has had a year to do this with not a lot of progress. With nothing further, the public hearing was closed and discussion among the board was had. Board member Jeff Christensen informed the public that the statements they made had nothing to do with what is brought before them tonight. Tonight, they can vote on if they want to extend the CUP to allow Mr. Bergam to live in campers for and extended time than he was already given. After much discussion Ken moved to extend the Condition Use Permit until January 1, 2026 and after that deadline if house is not complete, he would not be able to live in

the campers on the property. Motion was seconded by Ron Kulwicki. Motion was pass by a 7-0 roll call vote. YES - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Discussion and Action to approve the updated farm feedlot for Kimball Kalf Ranch. Administrator Klinginsmith just showed the board that GIS has been updated with the new odor footprint discussed at last months meeting to show the true feeding area of Kimball Kalf Ranch pen.

With no further discussion Jeff Christensen moved to adjourn the meeting with Jack Reimers seconding the motion. Motion passed with a unanimous voice vote.

Next Howard County Planning & Zoning Meeting is tentatively set for November 19, 2025 at 7:00 PM.

Jennifer Ostendorf
Planning & Zoning Secretary

AGENDA

Planning & Zoning Meeting November 19, 2025

1. **Call to order** – recognize Open Meeting Law – read the published notice of the meeting.
2. **Roll Call** – Approval of minutes of the September 17, 2025 Meeting.
3. **Old Business - vacate 5 Over U Subdivision due to not filing**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Public hearing for a Vacate Plat SW ¼ NW ¼ of Section 14-T15N-R10W**
7. **Public hearing on a Conditional Use Permit application by Eric Blasé & Adam Blasé requesting a Class I Commercial Feeding Operation (501-2500 Animal Units) located in the E ½ of Section 17, Township 14N, Range 9W and the SW ¼ of Section 16, Township 14N, Range 9W**
8. **Discussion and possible action - update – new farm odor footprint**
9. **Discussion and possible action – Brad Morse – setbacks – possible variance request**
10. **Discussion and possible action – review regulation to put moratorium on Energy Element Regulation.**
11. **Discussion and possible action- Review of updated Comprehensive Plan Materials.**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19th day of November 2025.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 8 members present: Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek. Randy Kauk was absent. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary and Heather Sikyta Howard County Attorney. Members of the public were: Melanie & Kelly Soper, Jeff & Lisa Suck, Cassidy Van Meter, Gunner Buchhammer, Chris Kreikemeier, Nate Timmons, Dale & Deb Rasmussen, Betty Dvorak, Bob Dvorak, Wayne & Stacey McIntosh, Jeff & Stacey Vogel, Reily Santin, Mike McCellen, Keith Marvin and new associate Case with Marvin Planning Consultants along with Mason Herman who joined in on zoom.

The agenda and minutes were e-mailed and mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Ron Kulwicki to approve the minutes from the September 19, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business – Administrator Klinginsmith updated the board on the vacation on 5 Over U Subdivision. This was vacated because the landowners decided to go a different direction so they didn't file the approved subdivision. The vacation of the subdivision was completed on November 12, 2025.

Administrator Comment – Administrator Klinginsmith updated the board on the NPZA Fall workshop meetings and let them know that she will be sharing a link of the recordings if the board would like to go review the meeting in their free time.

Public hearing for a Vacate Plat SW ¼ NW ¼ of Section 14-T15N-R10W. Chairman Spilinek opened the public hearing at 7:05 p.m. Dale and Deb Rasmussen were present to represent their request. Dale states that this was originally subdivided because their son wanted to build on land, however his plans have changed and so they would like to vacate this subdivision so that he isn't stuck paying the taxes on all the buildings now that his plans have changed. Chairman Spilinek asked the public if there was any testimony

in favor or against this request. With none the public hearing was closed. Discussion among the board was had and Dave Sack moved to approve the application to vacate the existing Rasmussen & Sons subdivision consisting of 14.54 acres in NW ¼ NW ¼ Section 14-T15N-10W. Ron Kulwicki seconded the motion. Motion was approved by an 8-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Public hearing on a Conditional Use Permit application by Eric Blasé & Adam Blasé requesting a Class I Commercial Feeding Operation (501-2500 Animal Units) located in the E ½ of Section 17, Township 14N, Range 9W and the SW ¼ of Section 16, Township 14N, Range 9W Chairman Spilinek opened the public hearing at 7:10 p.m. Chris Kreikemeier, Cassidy Van Meter, & Gunner Buchhammer were present to represent the request on behalf of land owners. Mr. Kreikemeier explained to the board the he was recently brought on as the engineer for the project and reviewed a packet of information that Ms. VanMeier shared with the board members. This packet showed that the number of corner pens were being reduced, the topographical lay of land they plan to use, a grading report and a September 29, 2025 report from NDWEE. Chairman Spilinek asked if there was any testimony in favor of request, seeing none he asked if there was any testimony against the request. Jeff Suck, Jeff Vogel, Nathan Timmons, Riley Santin, Mike McClellan and Lisa Suck all spoke against the request. All of the public members were in agreement stating that the smell is awful, flies are bad in summer, gravel roads are in poor shape from how operation is using them, run-off has been an issue for several years, landowners haven't followed any of rules stated by zoning board and that field is over grazed so the sand is constantly blowing causing problems as well. After hearing all of the public statements, Chairman Spilinek closed the public hearing. Jeff Christensen asked Blasé representatives if NDWEE has been out since the September 29, 2025. It was noted that they have been out one more time since then, however Chris Kreikemeier checked online on November 19, 2025 for that report and it is not available online yet. Jack Reimers asked with the pens being spread out, how they plan to transfer and move the cattle? Chris Krakmeier reported that there are alley ways on the property that they use from pen to pen but would ultimately have to cross the road to get cattle across to the load out pen or hospital pen. Chris Kosmicki noted that the board has concerns about using the road to move cattle or unload cattle, if emergency they road would be blocked and possibly hinder emergency personnel getting thru. Terry Spilinek asked if along Denton Rd where all the water was standing, if that is all fixed? The representatives thought most of it was taken care of now. Terry also mentioned that in the several years that we have been dealing with this situation not once has any of the landowners or business owner came to one of the meetings. Multiple board members mentioned that there isn't trust that things will get fixed the way they need to because it has been several years of empty promises. Dave Sack asked if there are cattle there now. Cassidy Van Meter states that there is about 1000 head there. Dave Sack mentioned that per previous discussions there wasn't supposed to be cattle there until CUP was approved, why do cattle keeping coming in? Jeff Christensen asked about the consent order and mentioned since the consent order is not completed he wouldn't vote to approve anything more because to many times there have been empty promises. Gunner Buchhammer informed the board that the consent order is close to being finished but NDWEE has not completed it yet. After much discussion the board members agreed that they didn't think they should move forward before the consent order is complete. Before the board made a motion or voted on anything Administrator Klinginsmith told the board whatever they decide to make sure to have a timeline for what they want and that they don't have to wait on NDWEE to complete their plan to complete what the board wants, they need to make a decision. Discussion was had to remove all cattle until they have a plan and it is approved. Jack Reimers moved to table the CUP until a detailed site plan is available – next hearing will be January 2026. All cattle are to be removed in 30 days; Dave Sack seconded the motion. Motion passed with an 8-0 roll call vote. Finding of Fact attached. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave

Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Ken Kozisek noted to the Blasé representatives that he understands this may put them in a pickle but it is a pickle that was a pickle that they created themselves.

Discussion and possible action - update – new farm odor footprint Administrator Klinginsmith made the board aware of a new farm feedlot/odor footprint which she approved for Clark Ritz. The board members were okay with the addition.

Discussion and possible action – review regulation to put moratorium on Energy Element Regulation.

The County Attorney, Heather Sikyta drew up a moratorium, due to the planning & zoning updating the comprehensive plan and regulations. The zoning board reviewed. Jack Reimers moved to recommend the proposed moratorium for any and all permits on solar and wind energy projects. Motion seconded by Dave Sack. Motion was passed by 8-0 roll call vote. Yes - Daryl Anderson, Kenneth Kozisek, Jeff Christensen, Dave Sack, Chris Kosmicki, Jack Reimers, Ron Kulwicki and Terry Spilinek

Discussion and possible action- Review of updated Comprehensive Plan Materials Keith Marvin, and Case were present, Mason Herman, was present via zoom to review the draft Comprehensive Plan prepared by Marvin Planning Consultants (MPC). Case is continuing work on the village-specific information and anticipates having those sections completed prior to the next meeting. MPC presented the draft materials to the Board and responded to questions. They will incorporate the feedback provided and prepare updated documents. A follow-up meeting is planned for January, allowing Board members additional time to review the materials in detail.

With no further business, Ron Kulwicki moved to adjourn the meeting, and Jack Reimers seconded the motion. The motion passed unanimously by voice vote.

The next meeting is tentatively scheduled for January 21, 2026.

Jennifer Ostendorf
Planning & Zoning Secretary