



Howard Planning and Zoning Minutes



**MINUTES
HOWARD COUNTY
VARIANCE BOARD OF ADJUSTMENT
October 16, 2013**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 16th day of October, 2013 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Mike Nelson called the meeting to order at 7:00 P.M. Roll call showed 5 members present: Terry Spilinek, Janet Thomsen, Mike Nelson, Fred Meyer and Gary Craig. Absent was: Alternate Clare Kurz. Chairman Nelson stated there was a quorum of members present and the meeting would commence. Also present were Franz Trumler, Howard County Zoning Administrator and Cherri Klinginsmith, Acting Secretary.

Zoning Administrator, Trumler read the notice of the public meeting. An Affidavit was presented from the Phonograph-Herald dated the 2nd day of October, 2013 that this notice was published 10 days prior to the meeting. A proof of publication is filed in the Howard County Clerks office. Meeting notices and the agenda were mailed to each of the board members prior to the meeting.

At 7:05 P.M. Mike Nelson opened the public hearing for Jeff L. Mueller variance application to allow a second non-farming residence in the West ½ of the NE ¼ of Section 23-13-10W of the 6th P.M. in Howard County. Jeff Mueller and his father-in-law Milton Stoppkotte presented their application to the board and Jeff explained he and his wife, Theresa will be inheriting the ground, and would like to build a house and in the future farm and own the ground themselves. Jeff presented to the board copies of checks, that Theresa is receiving as compensation for her duties on the farm from the last two years, along with a list of duties, as well as a copy of the Milton's trust stating Theresa will be inheriting the farm ground. Fred Meyer of the variance board stated he didn't see a problem with granting this variance as Jeff has provided proof of Theresa being a part of the farming operation, and a copy of the revocable trust which the wife is a part of. There was no one present to oppose the hearing. A motion was made by Fred Meyer to grant the variance for a 2nd non-farming residence in the West ½ of the NE ¼ of Section 23-13-10W and 2nd by Terry Spilinek. A vote was taken and the motion carried 5-0. A Finding of Fact was completed. (See Attached)

The minutes from the January 16, 2013 were reviewed. A motion was made by Fred Meyer and 2nd by Terry Spilinek to approve the minutes. The motion passed on a unanimous voice vote.

The meeting was adjourned at 7:30 P.M.

Cherri Klinginsmith, Acting Secretary