

# Howard Planning and Zoning Minutes



## **MINUTES HOWARD COUNTY PLANNING & ZONING February 19, 2014**

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 19<sup>th</sup> of February, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:15 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 5 members present: Daryl Anderson, Ken Kozisek, Jack Reimers, Terry Spilinek, and Lauren Scarborough. Those absent were: Randy Kauk, Jeff Christensen, Ron Kulwicki and Dave Sack. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klingensmith, Zoning Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Jack Reimers and 2<sup>nd</sup> by Ken Kozisek to approve the minutes of the December 18, 2013 meeting. The motion carried on unanimous voice vote.

Old business: None

The first item on the agenda was the election of officers. Officers elected for the 2014 year are as follows:

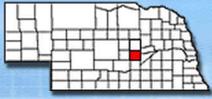
Chairman: Terry Spilinek, Vice-Chairman: Jack Reimers, Secretary: Daryl Anderson.

The Chairman of the Planning and Zoning Board will also be the representative to the Variance board.

The Howard County Commissioners have reappointed the following members to the Zoning Board for another term, 2014-2016

Randy Kauk  
Ron Kulwicki  
Terry Spilinek

At 7:25 P.M. the Public Hearing on a Single Lot Subdivision application by Garry Wells was opened. This subdivision, called the Well's Ranch Subdivision with 3.0+/- acres will be located in the N ½ of the SW ¼ of Section 3-15-11W of the 6<sup>th</sup> P.M. in Howard County. Justin Wells was present to inform the board about the application, in that he and his brother are buying the ground where the current grain bin is, with the intent to add another grain bin to the property. It's pretty flat and no utility changes should need to be done. Administrator Trumler, mentioned our county surveyor is in charge of finding the pins for this survey and they are having trouble finding one corner pin. Secretary Klingensmith let Justin know, that Garry may have to pay for another notice in the paper if this is not completed by Tuesday. No one was present to oppose/or in favor for the subdivision. A motion was made by Ken Kozisek and 2<sup>nd</sup> by Jack Reimers to approve the



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application. A roll call vote was taken. The motion carried 5-0. A Finding of Fact was completed. (See Attached)

At 7:35 P.M. the Public Hearing on Rezoning application by Jerry Svoboda to change current zoning of A-3 to A-1 was opened. Administrator Trumler read the Notice of Public Hearing. Proof of Publication is filed in the Howard County Clerk's office. Jerry Svoboda was present for discussion. Administrator Trumler explained last month when we rezoned South of HWY 92 from A-3 to A-1, it was due to the Floodplain changes, this here also drew back the floodplain and could also be changed from A-3 to A-1, and not A-2 due to it is not within a ½ mile of HWY 281. This land would then follow guidelines for A-1 regulations. Jerry is wanting to sell off the residence there, and current A-3 guidelines would not allow to sell off anything less than 80 acres.

No one was present to oppose/or in favor for the rezoning. Some discussion was had by the board and a motion was made by Daryl Anderson and 2<sup>nd</sup> by Ken Kozisek to approve the application. A roll call vote was taken. The motion carried 5-0. A Finding of Fact was completed. (See Attached)

Some discussion was held about the LB 550 and Franz Trumler explained that everything he has heard about it is negative. If something doesn't fit our regulations they say we don't have to change, but they will have a 3<sup>rd</sup> party look at them. An Annual report will ask for changes to our zoning if any, and tell us what we need to change in our regulations. As you look through this material, they tell us we don't have to change our regulations, but they will have an outsider come and look through them. Franz continued that if you are interested in more information, I have some packets and the Commissioners will be discussing this in March. The Zoning Board came to the conclusion that if we become livestock friendly, we may as well throw out our zoning laws. Franz felt that we are currently livestock friendly without adopting the livestock friendly designation.

Franz announced the Zoning Convention will be March 19, 20, & 21<sup>st</sup> in Kearney. If any of the board members interested in going to let Cherri know by March 6<sup>th</sup>.

At 8:20 P.M. a motion was made by Daryl Anderson and 2<sup>nd</sup> by Jack Reimers to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for March 19, 2014

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Cherri Klinginsmith, Acting Secretary