

**HOWARD COUNTY**  
**VARIANCE BOARD OF ADJUSTMENTS**  
**September 20, 2023**

A meeting of the Howard County Variance Board of Adjustments was convened in open and public session on the 20<sup>th</sup> day of September 2023 in the Assembly room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Janet Thomsen called the meeting to order at 7:00 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 5 members present: Terry Spilinek, Janet Thomsen, Dave Boehle, Mile Nelson, and Glen Killion. Also present was Cheri Klinginsmith, Howard County Zoning Administrator and Jennifer Ostendorf, Planning & Zoning Secretary.

The agenda and minutes were emailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Terry Spilinek and seconded by Glen Killion to approve the minutes of the February 15, 2023 meeting. The motion carried by 5-0 roll call vote.

**Administrator Comments:** Administrator Klinginsmith let the board know that they have new pages for their regulation books. These pages are the new updates that have been made since the last meeting. Also, Administrator Klinginsmith asked the board if they would be willing to set the board appointments in November or December so that when the commissioners meet in January to accept the appointment the Board of adjustment will have theirs to give them? The board agreed to this and decided to plan to meet on December 6<sup>th</sup> to set the appointments.

**Public Hearing – Variance application by Nolan Wetzel to allow a 3<sup>rd</sup> residence in ¼ section – NW ¼ Section 34-13-11 –** Glen Killion moved to open the public hearing with Terry Spilinek seconding the motion. Motion was passed. Nolan was present to represent his request. Nolan states that he bought this 10-acre subdivision about a year ago. His initial intention was to put a shed up and use this for storage. After he purchased the land, he thought this would be a great piece of property to build a house on for his dad who has cancer. Chairman Thomson asked the public if anyone was in favor. Tylor Robinson spoke in favor of allowing the variance saying that this would increase the tax value for the county and will in turn be better for the county with a house then without a house. Also, by adding a single family dwelling it wouldn't impose any hardship for the roads as traffic wouldn't increase that much. All of the board said that they completely agreed with what Tylor said however in making their decision they don't take into consideration the benefit to the county for tax dollars. Chairman Thompson asked for testimony against the variance. Eric Pollock spoke saying that if there is a house on this piece of land it would affect his hunting that he does. After much discussion Dave Boehle moved to close the public hearing with Terry Spilinek seconding the motion. The motion passed. After much discussion among the board Dave Boehle Moved to deny the variance request to allow a 3<sup>rd</sup> house in the 1/4 section 34-13-11. Motion was seconded by Terry Spilink. Motion was passed with a roll call vote. Finding of Fact Attached. (Mike Nelsen-yes, Janet Thomson – yes, Terry Spilinek – yes, Dave Boehle – yes, Glen Killion – no)  
With no further business Dave Boehle moved to adjourn the meeting with Terry Spilinek seconding the motion. Motion was passed with a unanimous voice vote.

Jennifer Ostendorf  
Planning & Zoning Secretary