

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 16, 2017
496 5TH STREET
SYRACUSE CITY LIBRARY, SYRACUSE, NEBRASKA
7:00 P.M.**

Meeting called to order by Chairman Daniel Hodges: All hearings were published in the Nebraska City News Press. Meeting commenced at 7:00 P.M. and answering to roll call were: Daniel Hodges, Howard Bebout, Stephanie Shrader, and Loreen Haupt. Absent were Cheri Wirthele, Richard Warner and William Umland. Other attendees of the meeting were Zoning Administrator David Schmitz, Pat Welch with Cleary Buildings, Jim & Twyla Rowley, Cathy Basham & Richard Halama of Harvest Moon Vineyard, Bill Hennigar, Roland Meyer. Dan Rosenthal of REGA Engineering and Jake Werger of Midwest Walls and Landscape

Chairman Hodges asked if there were any changes to the minutes of the January 19, 2017, meeting and if none, for a motion to approve. Bebout made the motion, second by Haupt, with Hodges, Bebout, and Haupt voting aye. Schrader abstained. Motion not carried due to not having a minimum of four votes to approve. The minutes will be brought back for approval at the March 16, 2017 meeting.

A Public Hearing was held to approve the preliminary plat of Evergreen Plaza subdivision, a 83.36 +- acre tract of land located in Part of Tract 1, a Portion of lot 2, and a Portion of Lot 2, R.E. K Subdivision in the West ½ of the S.W. ¼ of Section 30, T.9N, R.9E of the 6th P.M. as requested by Roland Meyer. Site is located @ 190th & Highway # 2. Schmitz handed out copies of the preliminary plat which contains two phases of development, Phase 1 being a six lot commercial subdivision and an eleven lot subdivision in Phase 2. Schmitz also handed out an initial check list. The \$ 950.00 application fee was paid by Roland Meyer. Dan Rosenthal of REGA was present to present the preliminary plat and to ask the Board for six waivers of the subdivision regulations. Plans were sent out by REGA to all involved entities including NDOR since the initial drive will come off of State highway right-of-way. REGA said the eleven future lots could be a mix of residential and commercial uses. REHA is proposing that the entire area would be either lateral systems with septic tanks or lagoons. Schmitz had concerns about that many lots not having a sewer collection system. REGA stated that since all the lots are at least three acres in size that a collection system would not be necessary. The Board agreed. The size of the water line will be six inches and the hookup fees would need to be paid before the first building permit is taken out on Phase 1. Schmitz stated in his remarks fire hydrants should be installed which is one of the waivers as requested by REGA. REGA also wanted to have the Board waive the street light regulation which Schmitz was against. REGA and Roland Meyer decided to install at least one fire hydrant on Phase 1 and probably two more on Phase 2. Schmitz also requested a 35' water easement along the southerly side of Evergreen lane and the Easterly side of Evergreen drive. REGA agreed. The waivers would be for Installation of sidewalks, block length, pedestrian easements, traffic impact analysis, and landscape screening.

At least one street light will be installed on the curve on Evergreen Lane and two future lights on Phase 2 when that is developed. Meyer will do percolation tests to see if a lateral system will work. Jake Herger was present to explain if he builds here, he wants to be here by May 1 since he has to move from his present location. The street will be rocked with 404 tons five inches thick and then gravel, also. I do not know if he is going to do grading on Phase 2. Hodges brought up that in the Flex District that residential use for single family dwellings would be under a conditional use permit and not permitted outright. Schmitz thought that the reason for the Flex was to allow both commercial and residential development in the old Transitional District which was one of the major building districts under the previous regulations. Schmitz stated that when he receives the final preliminary plat with the changes noted in these minutes he would send a letter to REGA and Roland Meyer.

After some more discussion, Hodges asked for a motion to approve, with Bebout making the motion to approve with all the conditions as set out in these minutes, seconded by Schrader, with Hodges, Shrader, Bebout and Schrader voting aye. Preliminary Subdivision Plat approved.

The preliminary plat will now go to the County Commissioners for approval on February 28, 2017, @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

A Public Hearing was held to approve/deny a conditional use for a farm winery with catering, sales, and tasting @ harvest Moon Vineyard and Winery located on Tract 3-L, a 11.65+- acre tract in the N.W. ¼ of the N.W. ¼ of Section 3, T.8N, R.11E of the 6th P.M, as requested by Richard Halama, Site is located @ 470 North 30th Road (Highway # 50) Schmitz handed out the applications from Richard Halama and told the Board the \$ 600.00 application fee had been paid. Halama stated that the access to the winery will be from County Road G which runs along the north side of his property. Two neighbors had called and said they had no major problems with the winery, only traffic concerns with dust. Schmitz explained to one of the neighbors that the conditional use runs with the (LANDOWNER) and not the land. Halama will sell wine only according to his license. NDEQ has approved his septic system which was a part of the application. Mr. Hennegar, a neighbor, stated he has no problem with the use and Halama has been a good neighbor. The existing building is an 80' x 32' and houses maintenance equipment and the processing facility. He is planning to build a 60' x 40' tasting building. It will be a two-story building with a basement with the capacity to entertain approximately 60 patrons, which will be determined by the fire marshal. The property is served by rural water. Signs will be along Highway # 50 and will be approved by NDOR and the other sign will be 20' south of G road right-of-way according to county regulations. Schmitz and Hodges stated that this was one of the better applications they have ever received. After some more discussion, Hodges asked for a motion to approve, with Bebout making the motion to approve according to the items listed in the application, seconded by Shrader, with Schrader, Haupt, Bebout and Hodges voting aye for approval. Motion carried. The conditional use application will now go to the County Commissioners for approval on February 28, 2017, @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

OLD BUSINESS: none

NEW BUSINESS: The meeting site will continue to be at the library unless City of Syracuse changes arrangements.

DISCUSSION:

There being no further business, Chairman Hodges requested a motion to adjourn, with Haupt making the motion, second by Shrader, with all voting aye to adjourn. Motion carried. Meeting adjourned at 9:01 P.M.

The next regularly scheduled meeting will be March 16, 2017 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz