

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 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 7:06 P.M. and answering to roll call were: Daniel Hodges, Howard Bebout, Stephanie Shrader, William Umland, Cheri Wirthele, Richard Warner and Loreen Haupt. Other attendees of the meeting were Zoning Administrator David Schmitz, Roland Meyer and Dan Rosenthal of REGA Engineering.

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, Umland and Haupt voting aye. Schrader, Wirthele and Warner abstained. Motion approved.

Chairman Hodges asked if there were any changes to the minutes of the February 16, 2017, meeting and if none, for a motion to approve. Shrader made the motion, with some minor revisions to be handled by Schmitz, seconded by Haupt, with Hodges, Bebout, Haupt, and Shrader voting aye. Umland, Wirthele and Warner abstained. Motion approved.

Reappointments to the Planning Commission:

Zoning Administrator David Schmitz asked Daniel Hodges and Richard Warner if they would be interested in serving another three year term on the Planning Commission Board. They agreed to do so. Schmitz will take their names to the County Commissioners for approval on March 28.

A Public Hearing was held to approve the final plat of Evergreen Plaza subdivision, a 33.21 +/- acre tract of land located in Portion of Tract 2, and Portion of Lot 2, R.E. K Subdivision located 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 final plat and gave the original to Chairman Hodges. The \$740.00 application fee was paid by Roland Meyer. Dan Rosenthal of REGA was present to present the final plat and to ask the Board for approval as presented. The plat consists of six commercial lots. REGA made some minor changes as requested by Schmitz. Schmitz stated that he had reviewed the final version and stated his support of plat. Schmitz also was handed four copies of the preliminary plat as revised by REGA and had Chairman Hodges sign them.

After some more discussion, Hodges asked for a motion to approve, with Bebout making the motion to approve, seconded by Haupt, with Hodges, Shrader, Bebout, Umland, Wirthele, Warner and Haupt voting aye. Final plat approved.

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

OLD BUSINESS: None

NEW BUSINESS: Dan Hodges gave a report of the NPZA seminar in Kearney which he and Schmitz attended. The State Matrix was discussed as well as some cell reception gap technology. Very good seminar.

DISCUSSION: Schmitz brought up a future planned six lot development @ 2nd & C Roads. The developer wants to put in three drives and use them for access to all six lots. John Brinkman, Lead Foreman for Otoe County, said he had no problem with the three driveways onto C Road. Schmitz stated that the Planning Commission in the past had wanted to require a separate frontage road on any development over three lots. Schmitz asked the Board to review the new subdivision regulations and discuss this at next month's meeting.

ADJOURN:

There being no further business, Chairman Hodges requested a motion to adjourn, with Bebout making the motion, second by Warner, with Hodges, Shrader, Bebout, Umland, Wirthele, Warner and Haupt voting aye Motion carried. Meeting adjourned at 8:10 P.M.

The next regularly scheduled meeting will be April 20, 2017 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz