

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 15, 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 7:04 P.M. and answering to roll call were: Daniel Hodges, William Umland, Richard Warner, Cheri Wirthele, Loreen Haupt and Stephanie Shrader. Absent was Howard Bebout. Other attendees of the meeting were Zoning Administrator David Schmitz, Darrin Loftus of North Wind, LLC, Linda and Orlin Kunz, Doug and Sarah Krueger, Shirley Pfeiffer and Lora Barrett.

Chairman Hodges asked if there were any changes to the minutes of the May 18, 2017, meeting and if none, for a motion to approve. Umland made the motion to approve, second by Warner, with Hodges, Umland, Wirthele and Warner voting aye. Abstaining were Shrader and Haupt. Motion approved. Bebout arrived @ 7:09 P.M.

A Public Hearing was held to approve/deny the final plat of North Wind Subdivision, a 20.02 +- acre tract located in the North ½ of the N.W. ¼ of the N.W. ¼ of Section 17, T.9N, R.9E of the 6th P.M. as requested by Darren Loftus of North Wind, LLC. Site is located @ intersection of 2nd & C Roads, Eagle. Schmitz handed out copies of the final plat to the planning commission and set out copies for the public. The \$740.00 application fee was paid. Darrin Loftus was present to present the plat and answer any questions.

Loftus showed Schmitz a receipt for the six water hookups totaling \$ 20,400.00. Loftus had also been in contact with OPPD for the power for the subdivision. Schmitz explained that the preliminary plat had been reviewed by the acting County Engineer and some additions were added and then approved by the Commissioners on June 12, 2017. The engineer agreed with the County Lead Foreman that the one access road off of C Road was fine and met the minimum sight distances of at least 500 feet. Lot 6 of plat will be accessed off of North 2nd Road. A couple of adjacent landowners were present at the hearing. They are still worried about the speed of the traffic. Most of the board members were relying on the Lead Foreman's recommendation to allow one access of C Road except for Bebout. He would still like to see the access for the six lots be off of North 2nd & C Roads intersection. Shrader asked if there were percolation tests done on the lots and Loftus said no. Schmitz explained according to our regulations that if the lot is at least three acres a percolation test is not necessary because either a septic system or lagoon can be used. There again was talk of C Road possibly being paved in the future and maybe a two foot cut would be in the area of the turnoff for the frontage road. The Board wanted to know where the access drive was at since it's not on the final plat. Schmitz explained that it was on the preliminary plat and usually drives are not shown on the final plat.

After more discussion, Hodges asked for a motion to approve, with Warner making the motion to approve, seconded by Umland, with Hodges, Warner, Umland, Haupt, Shrader and Wirthele voting aye. Bebout voted no. Final plat approved.

The final plat will now go to the County Commissioners for approval or denial on June 27, 2017, @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

2nd Public Hearing was held to approve/deny the final plat of Lincoln Grove Subdivision a 7.20 +- acre tract located in the North ½ of the S.E. ¼ of Section 26, T.7N, R.13E of the 6th P.M. as requested by Shirley A. Pfeiffer, a life estate, Lora A. Barrett and Kevin J. Barrett, wife and husband, Larry E. Pfeiffer and Teresa A. Pfeiffer, husband and wife, Betty J. Kuehn and Ricky L. Kuehn, wife and husband, and Richard G Pfeiffer, a single person. Site is located @ 1820 S. 58th Road.

Schmitz handed out copies of the plat to the planning commission and set out copies for the public. The \$100.00 application fee was paid. Shirley Pfeiffer and Lora Barrett were present at the meeting. Schmitz presented the plat and explained it was an existing farmstead minus some farm buildings to the south and they had reserved a 66 foot wide joint usage utility and drive easement for access to the residence and the farm. The lot has rural water and an existing septic system. The signatures were not

on the plat due to a mix-up but Pfeiffer and Barrett wanted to proceed and will get the signatures before the July 27, 2017 meeting with the Commissioners. Bebout made the motion to approve the plat, second by Shrader, with Umland, Wirthele, Bebout, Warner, Haupt, Shrader and Hodges voting aye. Motion approved.

The plat will now go to the County Commissioners for approval on June 27, 2017, @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

OLD BUSINESS: Chairman Hodges signed the preliminary plat of North Wind Subdivision since it was approved by the Commissioners.

NEW BUSINESS: None

DISCUSSION: Schmitz handed out an aerial map of a 21.01 acre tract in the N.W. ¼ of Section 21-7-9 west of Douglas. The owner wishes to cut out two tracts to build houses on. There are presently no residences in the N.W. ¼ of that section and the AG-1 district only allows four residences per quarter section. Schmitz was asking whether to allow the two lots be cut out as the rest of the quarter would have only two remaining with two different landowners. After much discussion, the feeling of the Board is that first come, first served will be how Schmitz should handle the situation. Schmitz agreed.

ADJOURN:

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, second by Wirthele, with Hodges, Bebout, Umland, Wirthele, Haupt, Shrader and Warner voting aye. Motion carried. Meeting adjourned at 7:54 P.M.
The next regularly scheduled meeting will be July 20, 2017 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz