

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 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 was: Daniel Hodges, Howard Bebout, Stephanie Shrader, Loreen Haupt, Cheri Wirthele, and William Umland. Absent was Richard Warner. Other attendees of the meeting were Zoning Administrator David Schmitz, Alex Zimmer, William Zimmer and John Zimmer V and Joyce Shear.

Chairman Hodges asked if there were any changes to the minutes of the September 21, 2017, meeting and if none, for a motion to approve. Umland made the motion, second by Haupt, with Hodges, Bebout, Haupt, Wirthele and Hodges voting aye. Schrader abstained. Minutes approved.

A Public Hearing was held to approve the subdivision plat of Delhay Family Trust Subdivision, a 4.07 +- acre tract located in the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 9, T.9N, R.19E of the 6th P.M, as requested by Jerry D. Delhay and Patricia J. Delhay, Trustees of the Delhay Family trust. Site of survey is 429 C Road. The \$100.00 application fee was paid.

Schmitz handed out copies of the plat and presented it to the board. He explained it is a 4.07 acre tract containing the house site, with rural water and all offsets to property lines were met. This is part of an 80 acre tract. Grandson is purchasing the lot.

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

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

A Public Hearing was held to approve the subdivision plat of Hamersma Subdivision, a 5.00 acre tract located in Tract 24-A in the East $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of Section 9, T.9N, R.9E of the 6th P.M, as requested by Joyce Shear, a single person. Site is 851' north of 1053 E Road. The \$100.00 application fee was paid. Schmitz handed out copies of the plat and presented it to the board. Joyce Shear was present. The plans are to build a new home on Tract 24-A1. Schmitz said that there is access from E Road thru a 30' access easement as shown on the plat map of Hidden Spring Acres Subdivision and a 66' wide ingress easement thru Tract 24-B which is directly south of the proposed lot. John Zimmer V, attorney for the Zimmer's, said they were only notified this morning and did not have enough time to review plat. Schmitz stated he had received the notification letter returned to him with the wrong zip code. He apologized to Shear but stated these things happen. When Schmitz saw this, he left a message with William Zimmer stating the facts about the letter being returned and when the hearing was being held. John Zimmer said he appreciated the notification but they had little time to review the access easements which go thru the Zimmer's property. Joyce Shear who owns Tract 24-A, stated that she had lived on Lot 2, Hidden Springs Acres until her divorce and that she owned the property for 20 years. The 30' access easement as shown on plat was used as access to the original 50.25 acres which comprises the two tracts. John Zimmer then stated that he would like to have the Board table the plat until he has time to review the access easements. Schmitz stated that he had recognized these easements as legitimate or he would not have drawn plat.

Bebout stated that since they have a question on this, that he would recommend to the Board to table the plat until the next meeting. Schmitz stated that he would get copies of plat, any description of the 30' access and 66' easement and send to John Zimmer. After some more discussion, Hodges asked for a motion, with Bebout making a motion to table the plat approval until the December 21, 2017 meeting, second by Shrader, with Hodges, Shrader, Bebout, Umland, Haupt and Wirthele voting aye to table the plat. Subdivision Plat not approved.

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

OLD BUSINESS:

NEW BUSINESS:

DISCUSSION:

Schmitz stated there is a water shortage in the northwest township of the county and said a few subdivisions did not have enough hookups to plat as required by county zoning. Schmitz was notified by an attorney and a realtor that a developer would like to plat a multi-lot subdivision south of Woodland Hills but Schmitz stated there would probably not be enough hookups for attaching to Cass County rural water system.

Schmitz had spoken with Dale Miller with Cass County and he said they are doing a feasibility study on their water system.

ADJOURN:

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, second by Haupt, with Hodges, Shrader, Umland, Wirthele, Bebout and Haupt voting aye to adjourn.
Motion carried. Meeting adjourned at 8:20 P.M.

The next regularly scheduled meeting will be December 21, 2017 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz