

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 19, 2018  
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 7:02 P.M. and answering to roll call was: Daniel Hodges, Howard Bebout, Loreen Haupt, Richard Warner, Stephanie Shrader and William Umland. Absent was Cheri Wirthele. Other attendees of the meeting were Zoning Administrator David Schmitz, Paul and Sheila Johnson, Norman and Pat Jaspring, and Roland Meyer.

Wirthele arrived at 7:04. Chairman Hodges asked if there were any changes to the minutes of the March 15, 2018 meeting and if none, for a motion to approve. Haupt made the motion to approve, second by Wirthele, with Hodges, Bebout, Umland, Wirthele and Haupt voting aye. Shrader and Warner abstained. Minutes approved.

A Public Hearing was held to approve the subdivision plat of the Bokamper Subdivision, a 3.00+- acre tract located in the S.E. ¼ of the S.E. 1/4 of Section

32, T.8N, R.11E of the 6th P.M. as requested by Paula Bokamper, a single person, Edward Bokamper, a single person, and Dan E. Bokamper and Kim M. Bokamper, husband and wife. Site is located @ 2763 M Road. Schmitz handed out copies of the subdivision and represented the Bokampers. He explained that it is an existing house site with the buildings, house and septic system located on the lot. Dan & Kim Bokamper are buying the property. Rural water also serves the property. The Jasprings had heard this site was for a new house but Schmitz stated the plat is for the existing residence.

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

Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval on April 24, 2018 @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

**OLD BUSINESS:**

**NEW BUSINESS:** Schmitz had sent out the new markups of the 3<sup>rd</sup> draft of the proposed zoning amendments and then told the Board they need to discuss Amendment #s 22 & 23. The remainder had been approved at the March 15, 2018 meeting. After some discussion, the Board was happy with the last two amendments, with Chairman Hodges asking for a motion to approve the third draft, seconded by Haupt, with Umland, Shrader, Wirthele, Haupt, Bebout, Warner and Hodges voting aye. Schmitz will now bring the amendments as a Public Hearing at May 17, 2018 meeting. He will send a copy to the County Attorney, also.

**DISCUSSION:**

Paul and Sheila Johnson were present to discuss a possible building to house snow removal equipment and skid loader related services, with the first phase having a skid loader, two trucks and a 30' foot trailer in building as well as office space to be located on Lot 4, Block 4, Evergreen Plaza 2<sup>nd</sup> Subdivision north of Highway # 2 and east of 190<sup>th</sup> Street. The second phase would be to do some metal work including metal signs, metal art, cutting edges for snow plows and tractors, metal stakes, metal trailer sides. All work would be contained in building. Schmitz stated they could get a building permit for the first phase but would need a conditional use for the metal shop work as listed in our zoning regulations.

The Johnsons wanted to come and discuss their use of the land before they spend the money to purchase it. The Board agreed that this would fall under a conditional use for the second phase and seemed to be in favor of the usage of the lot.

Small tracts and replats regulations were also discussed as Schmitz had sent out a handout with a markup of the existing regulations as well as his new version of the Replat and Small tract items. These are in conflict with previous regulations where three lots or fewer did not need a pre-application conference, preliminary and final plat as one platting. Sections 3.07 Replats, and Section 3.08 Small Tracts of the Subdivision Regulations, were discussed at length with Schmitz taking notes of the Boards recommendations. Bebout would also like to see an insert for Subdivision-Small Tracts- Parcel to consist of three or fewer lots in the Definitions under the Subdivision Regulations. Schmitz wants the concurrent subdivisions title to be removed from the regulations because it causes conflicts and is not necessary.

**ADJOURN:**

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, second by Haupt, with Hodges, Wirthele, Haupt, Umland, Bebout, Warner, and Haupt voting aye to adjourn.

Motion carried. Meeting adjourned at 9:00 P.M.

The next regularly scheduled meeting will be May 17, 2018 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz