

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 17, 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 7:05 P.M. and answering to roll call was: Daniel Hodges, Howard Bebout, Cheri Wirthele, Stephanie Shrader and William Umland. Absent was Richard Warner and Loreen Haupt. Other attendees of the meeting were Zoning Administrator David Schmitz, Kenneth DeRoe, Tyler Kreifels, Craig Schultz, Diane Teten, Bob and LuRae Hallstrom, Jeremy Wilhelm and Keith Volker.

Chairman Hodges asked if there were any changes to the minutes of the April 19, 2018 meeting and if none, for a motion to approve. Wirthele noted that under new business, that she had made a motion to approve the draft of the zoning regulations and that was missing from the minutes. Schmitz said he will make the necessary changes and forward them to the Clerk. Shrader then made a motion to approve the minutes with the change, seconded by Wirthele, with Hodges, Bebout, Umland, Wirthele and Shrader voting aye. Minutes approved.

A Public Hearing was held to approve/ deny a conditional use for two 30,000 gallon propane tanks for storage for area customers at the Syracuse Shuttle facility located on Lot 2, K & D Acres Subdivision located in the N.E. ¼ of Section 27, T.8N, R.11E of the 6th P.M. as requested by Craig R. Schultz for Midwest Farmers COOP. Site is located at 3176 K road. Schmitz handed out copies of the conditional use to the Board and said the \$ 600.00 application fee had been paid. Schultz then made a presentation for the facility explaining it will be located about 150' from South 32nd Road inside their complex. Safety precautions are very important as the State and OSHA are involved as they are moving these tanks from another location. The biggest concern is the valves on the tanks and they will be protected with a chain link fence and the piping will be on the west side of the tanks. LuRae Hallstrom asked how much additional traffic that there would be on South 32nd Road. Schultz said the propane will all be delivered by truck to the facility and will be mostly accessing the site thru their facility, but in case of a train, will deliver down South 32nd Road.

After some more discussion, Hodges asked for a motion to approve, with Bebout making the motion to approve with the condition that it would have a chain link fence around it as presented, seconded by Umland, with Hodges, Bebout, Wirthele, Shrader, and William Umland voting aye.

Conditional use approved. The conditional use permit will now go to the County Commissioners for approval on May 22, 2018 @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

A 2nd Public Hearing was held to approve the subdivision plat of Deroe Subdivision, a 3.00+- acre tract of land located in the N.W. ¼ of the N.W. ¼ of Section 27, T.7N, R.10E of the 6th P.M. as requested by Kenneth DeRoe and Beverley DeRoe, husband and wife. The \$ 100.00 subdivision fee was paid. Site is located at 1319 S. 14th Road. Schmitz handed out copies of the subdivision plat to the Board. Kenneth DeRoe then explained that his son is wanting to buy the house site and Schmitz said he tried to keep as many farm buildings on the farm as possible. They also dedicated and ingress-egress drive easement to be used by the owners of the lot and for farm building access. DeRoe stated they have rural water and a good septic system. Bebout asked if they have enough room for a new system if the present one would fail and DeRoe said yes.

After some more discussion, Hodges asked for a motion to approve, with Umland making the motion, seconded by Wirthele, with Hodges, Bebout, Wirthele, Shrader, and William Umland voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval on May 22, 2018 @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

A 3rd Public Hearing was held to approve the subdivision plat of D & H Teten-Wellsandt Subdivision, a 3.03+- acre tract of land located in the S.W. ¼ of the S.E. ¼ of Section 5, T.7N, R.13E of the 6th P.M. as requested by Diane R. Teten. The \$100.00 subdivision fee was paid. Site is located at 5125 N Road. Schmitz handed out copies of the subdivision plat to the Board. Tyler Kreifels, agent for Mrs. Teten presented the plat and explained that they were separating the house site from the 40 acre tract in order to sell to the Fedoris's. Kreifels explained that the site has rural water and a good septic system. It also has access to Highway # 128. He said that in the future, the Fedoris's may want to purchase an additional 7+- acres to add to the present lot. Schmitz said that they could do an administrative replat in order to add to the acreage. After some more discussion, Hodges asked for a motion to approve, with Bebout making the motion to approve, seconded by Shrader, with Hodges, Bebout, Wirthele, Shrader, and William Umland voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval on May 22, 2018 @ 8:45 A.M at the Otoe County Courthouse County Courtroom.

A 4th Public Hearing was held to approve/deny Zoning Regulation Amendments to the January 2017 Adopted Zoning Regulations. Schmitz had sent out the proposed regulations to the Board. One minor change is on Page 56, Use type- Application of livestock manure or other wastes products from municipalities and industrial plants in the County, whereas it now says industrials.

Under Page 56, # 3, Use- Keeping of livestock for 4-H youth educational purposes only as a Secondary Use, Change to Keeping of Livestock for educational purposes only as a Secondary use.

Under Page # 56, Under Flex-District (F-1). Use-Greenhouse Keep as is and not change to Permitted.

Under Page #61, Special Commercial Flex-1 District, Use -Equipment rental and leasing and Fencing dealers, Change to Equipment, leasing, and fencing dealers

Under Page 65, Accessory Uses RR-1 District
Use – Fuel Storage, does not apply to convenient stores and gas stations

Use – Fuel tanks and Dispensing, does not apply to convenient stores and gas stations equipment
Change both from not permitted to Conditional Use.

After some more discussion, Hodges asked for a motion to approve the new regulations with changes, with Umland making the motion to approve, seconded by Wirthele, with Hodges, Bebout, Wirthele, Shrader, and William Umland voting aye. Zoning regulations approved. The regulations will go to The Commissioners on May 22 @ 8:45 A.M. but Schmitz will ask to table them to their next meeting so he has time to get the new draft to them.

OLD BUSINESS:

NEW BUSINESS: Schmitz handed out existing and new copies of the subdivision regulations that had been approved at the April 19, 2018 meeting. New item to be added is to change under the Table of Contents, Section 3.08 Small Tract / Concurrent Subdivisions to Small Tract Subdivisions

Under Definitions, Page 5,
Add SUBDIVISION-SMALL TRACTS shall mean a parcel consisting of three or fewer lots. The remainder as discussed at the April 19, 2018 meeting will be retained. The Board wants Schmitz to bring the Subdivision amendments to the June 21, 2018 meeting for a Public Hearing.

DISCUSSION:

ADJOURN:

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

Motion carried. Meeting adjourned at 8:29 P.M.

The next regularly scheduled meeting will be June 21, 2018 @ 7:00 P.M.

Minutes taken by County Zoning Administrator David Schmitz