

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MAY 16, 2019  
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, William Umland, Stephanie Shrader, and Cheri Wirthele. Absent was Richard Warner. Other attendees of the meeting were Zoning Administrator David Schmitz, TJ Griess, Kelly Jensen, Peggy Leefers and Rick Farley.*

*Chairman Hodges asked for a motion to approve the March 21, 2019 meeting, Umland made a motion to approve, second by Shrader, with Bebout, Hodges, Umland, and Wirthele voting aye. Bebout abstained. Motion approved.*

*A Public Hearing was held to approve the subdivision plat of Leefers Subdivision, a 6.70 +- acre tract of land located in the S.E. ¼ of the S.W. ¼ of Section 12, T.9N, R.10E of the 6th P.M. as requested by Peggy Leefers, a single person. Site is located @ 2277 C Road. Schmitz handed out copies of the subdivision plat and stated that Peggy wishes to subdivide farmstead off from the farm. It has over three acres so a percolation test is not necessary and Brian Zahn is living there.*

*The \$ 100.00 subdivision fee was paid.*

*There was a water test done on well and it passed. Schmitz recommends approval of the subdivision plat. Hodges then asked for a motion to approve, with Bebout making the motion, second by Wirthele, with Bebout, Hodges, Wirthele, Shrader and Umland voting aye. Motion approved. The subdivision plat will now go to the County Commissioners meeting for approval /denial on May 28, 2019 in the Otoe County Courthouse County Courtroom.*

*A Public Hearing was held to approve the subdivision plat of TJ Subdivision, a 3.00 +- acre tract of land located in the West ½ of the N.W. ¼ of Section 22, T.9N, R.9E of the 6th P.M. as requested by Bobby R. Thomson, Trustee of the Joyce C. Thomson Revocable Trust Agreement. Site is located @ 1050 North 6<sup>th</sup> Road (Highway 43) The \$100.00 subdivision fee was paid at the meeting. Schmitz handed out copies of the subdivision plat and stated that Bobby Thomson wishes to subdivide acreage off from the farm. It has three acres so a percolation test is not necessary. No house is on property. A rural water hookup is there. Kelly Jensen stated that he had the state come out and inspect the sewer system and was told it could be used. There is a foundation from a previous house which may be used in construction. The barn on the property will be reserved for the lifetime usage of Mr. Thomson. Schmitz had some questions of using the old septic system but recommends approval of the subdivision plat. Hodges then asked for a motion to approve, with Bebout making the motion, second by Wirthele, with Bebout, Hodges, Wirthele, Shrader and Umland voting aye. Motion approved. The subdivision plat will now go to the County Commissioners meeting for approval /denial on May 28, 2019 in the Otoe County Courthouse County Courtroom.*

**NO OLD BUSINESS:**

**NO NEW BUSINESS:**

**DISCUSSION:** *Rick Farley was present to discuss his water situation west of Douglas. He has spoken to Scott Bruns with Rural Water District # 3 and they have no plans to extend any water to this site. His property is located in the N.E. ¼ of Section 9-7-9. He will need to test drill a well and give results to the Zoning Administrator before taking out a building permit to build his new home. It is the opinion of the Board that his land can be platted with at least a three acre tract.*

*The second discussion is a complaint by a landowner that a property owner @ 278 South 8<sup>th</sup> Road which is a 61.58+- acre tract with a pond is operating a campground, tent and RV parking for a fee. The owner has 10 campsites that can accommodate 6 people each. They may be having weddings, graduations, etc. and have rooms for people that don't want to be in tents. This is a full scale business according to their site Andzen Acres as listed on the internet. The neighbor stated that there is loud music on weekends and there has been some trespassing on other's people's property. There are at least four residences within 5-600+- '. This usage is not allowed in the Transitional Agriculture District without a conditional use under Section 4.07, Land Use, Recreational facility, outdoor, and Recreational vehicle (RV Park) on page 62 of the zoning regulations. It is the opinion of the Board that Schmitz should draft a letter to the owner and have it reviewed by the Deputy County Attorney.*

**ADJOURN:**

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

**Motion carried. Meeting adjourned at 8:03 P.M.**

**The next regularly scheduled meeting will be June 20, 2019.**

**Minutes taken by County Zoning Administrator David Schmitz**