

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 21, 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 7:04 P.M. and answering to roll call was: Daniel Hodges, Stephanie Shrader, Howard Bebout, Richard Warner and Charles Cole. Absent were Cheri Wirthele and William Umland. Other attendees of the meeting were Zoning Administrator Schmitz, Milan Brehm, Dean Neels, and Michele and Sydney Ray.

Chairman Hodges asked if there were any changes to the minutes of the October 17, 2019 meeting and if none, for a motion to approve. Shrader said a change was necessary on the 2nd page where it states the house was thrashed and it should have said trashed. Hodges then asked for a motion to approve with the correction to the minutes, motion made by Shrader, seconded by Cole, with Hodges, Bebout, Cole, and Shrader voting aye. Warner abstained. Minutes approved.

A Public Hearing was held to approve/deny the conditional use for a new cell tower located East ½ of the N.E. 1/4 of Section 26, T.7N, R.13E of the 6th P.M. as requested by Grady Wahlquist, agent for Verizon Wireless. Site is located on 58th & Q Roads. The \$ 600.00 conditional use application fee was paid. Wahlquist was not present at the meeting but Schmitz presented the application. Schmitz explained that this is the third application for this site because Verizon did not proceed to construct the tower within a year of the approval. Bebout and Hodges thought it was a good area for a new tower due to the many lost calls in this area. Bebout also stated that he like them to have a signed lease and easement for the property before approving any construction. Schmitz said he would handle this. After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Shrader with the following condition, that Verizon would have a valid lease and easement signed before construction, motion seconded by Warner, with Hodges, Bebout, Shrader, Warner and Cole voting aye. Conditional use approved.

The conditional use permit will now go to the County Commissioners for approval/denial on November 26, 2019, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

OLD BUSINESS: Keith Marvin, zoning consultant, was not present to discuss the Airbnb uses in the county. Schmitz will contact him to come to the next meeting.

NEW BUSINESS:

Umland arrived at 7:14 P.M.

DISCUSSION: Discussion was held on a 20.26- acre tract owned by Michele and Michael Ray @ 1066 S. 4th Road on separating their home from the non-denominational school on their property. The present school has 49 students. The reason for the separation is to reduce the taxes and have the foundation pay the taxes on the separate acreage. The school has K-12 students and has grown from 13 students to the present 49 students. There are six teachers and a business manager. The school is not accredited. It is known as the Skyview Learning Academy.

Schmitz explained there is a three- acre minimum size and that between 3-10 acres a rural water hookup and new septic system would have to be built. Schmitz was not sure if rural water is available within a mile but he thinks there is water on M Road.

If they split off 10.01 acres or more, rural water would not be necessary if they could put another well on the property. Schmitz stated he does not know the separation distance for wells and that Michele would have to investigate this.

Michele also stated they might put a dormitory on the property. Schmitz said the school and dormitory would have to be on the same property. Bebout stated they could possibly use the present house as a

dormitory which is close to the school and build a house on the remaining acreage. Michele stated they will look at the different options and thanked the Board for their time.

The second discussion item was to allow a purchase of a five- acre tract from a 20- acre tract containing hog buildings owned by Milan Brehm. Schmitz wasn't sure if the Board would allow this so he brought this item for discussion. The remaining 15 acres would be put back with the farm. The two hog buildings can house 960 hogs in each. It will be a Class 1 permit. Bebout said that the new buyer would have to adhere to the setbacks as per our zoning regulations. Schmitz stated the setbacks would be reduced because the present permit is a Class 2 permit. The buyer would like to have rural water there and the Board stated that it would be necessary because it is under ten acres. They could also put a well there but the buyer was not really interested in that. They would have to stay 50 feet off of the present lagoon in order to subdivide. This is an unusual subdivision as most of them are residential in nature. Brehm said he would hire Schmitz to survey the property sometime after the first of the year. Schmitz stated they would have to have the permit for the line and hookup before the subdivision could be approved.

ADJOURN:

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

Motion carried. Meeting adjourned at 8:40 P.M.

The next regularly scheduled meeting will be December 19, @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz