

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MAY 21, 2020**

**TELECONFERENCE  
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. by teleconference call due to the Syracuse Library being closed because of the Covid-19 virus. Answering to roll call were Richard Warner, Stephanie Shrader, William Umland, Cheri Wirthele and Daniel Hodges. Absent was Chuck Cole and Howard Bebout. Other attendees of the conference call were David Schmitz, zoning administrator, Steve and Raylene Jones and Richard Mahoney.

Chairman Hodges asked for a motion to approve the April 16, 2020 minutes, with Wirthele making the motion, seconded by Shrader, with Richard Warner, Stephanie Shrader, William Umland, Cheryl Wirthele and Daniel Hodges voting aye.

A Public Hearing to approve the subdivision plat of Jones Subdivision, a 9.12 +- acre tract of land located in the S.E. ¼ of the N.E. ¼ and in the N.E. ¼ of the S.E. ¼ of Section 26, T.9N, R.9E as requested by Steve and Raylene Jones. Site is located @ 809 North 10<sup>th</sup> Road.

Schmitz started the discussion on the subdivision and explained that the Jones were wanting to build a new home on Lot 2 and a relative would buy Lot 1 where the original house is located. All buildings are located on plat. He then explained that he had received two letters from Rural Water District 3 and from Cass County rural water stating that they had no available hookups at this time. A letter was also received from Bob Carter Enterprises with a water quality report on the existing well on Lot 1 which was very good. The Jones's then stated that the only way they could build their new home was with a new well, not using the existing well. Schmitz stated that he was in favor of this subdivision being approved as the Board had previously approved a lot without rural water for Rick Farley. The distance from the well to the lagoon needs to be 100 feet. Hodges explained that the well has to be dug before Schmitz can issue a building permit. Shrader questioned if there was any way to tell on the report how many gallons a minute the existing well was producing. Schmitz said that it requires a flow test and the Board never had requested this before. Schmitz thought 10 gallons a minute would be needed. Schmitz will study this and get back to the Board. Schmitz is also going to come up with an amendment to allow wells on lots under ten acres as it is not specifically mentioned in our 2017 regulations. After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Warner stating that the well has to be there before the building permit can be issued, seconded by Wirthele, with Umland, Warner, Shrader, Wirthele and Hodges voting aye. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval on the May 26<sup>th</sup> 2020 meeting either by ZOOM or teleconference commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Schmitz stated that he had not received any preliminary Airbnb regulations or fireworks regulations from Keith Marvin, zoning consultant.

DISCUSSION: Schmitz stated that he has not heard back from the fireworks developer, the private airstrip and that Chuck Hassebrook did not have a preliminary map yet on the solar farms.

ADJOURN:

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

**Motion carried. Meeting adjourned at 7:44 P.M.**

**The next regularly scheduled meeting will be June 18, 2020 maybe thru teleconference or will try to get a new meeting room until the library reopens.**

**Minutes taken by Zoning Administrator Schmitz**