

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 18, 2020
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 were Charles Cole, Stephanie Shrader, William Umland, Daniel Hodges and Cheri Wirthele. Absent were Howard Bebout and Richard Warner. Other attendees of the meeting were Zoning Administrator Schmitz, and Patrick Costello. Chairman Hodges asked if there were any changes to the minutes of the May 21, 2020 meeting and if none, for a motion to approve. Motion made by Umland, seconded by Wirthele, with Umland, Cole, Wirthele, Shrader and Hodges voting aye. Minutes approved.

A Public Hearing to approve the subdivision plat of JRCMR Subdivision, a 3.00 +- acre tract of land located in Part of the N.E. ¼ of the S.E. ¼ of Section 21, T.8N, R.10E as requested by Dallas R. Royal and Cheryl A. Royal, husband and wife. Site is located at 438 South 18th Road. Schmitz represented the Royals and explained this lot is being cut out for a new house. The present house will be torn down. Rural water is available at the site and all setbacks from buildings have been met. The \$ 100.00 application fee has been paid. Schmitz recommends approval. After some discussion, Chairman Hodges asked for a motion to approve, motion made by Cole, seconded by Umland, with Umland, Wirthele, Cole, Shrader and Hodges voting aye. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval on the June 23, 2020, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Keith Marvin did not send any updates to the BNB's regulations. Schmitz will contact him again.

New Business: None

DISCUSSION:

1. Patrick Costello was present to discuss adding a guest house to his property. Schmitz handed out the regulation on this as found in Land Use Categories, Seasonal dwelling or cabins. Hodges pointed out that this usage is found on page 10 in Definitions which states: A small one story house built and designed for temporary use. Costello stated that he wants to have an accessory dwelling when his relatives visit. Schmitz stated that it cannot have a basement, only a crawl space to keep the temporary use. The dwelling cannot have a separate address, also. Hodges stated that the building should be under 1000 square feet and under 180 days of continuous usage. This may be acted on with an amendment to this regulation. Both Schmitz and the County building inspector will have to approve the plans. Costello has a six acre tract and could subdivide later if he had available water. This usage is permitted under Land Use Categories, Residential Living, Seasonal dwelling or cabins. Costello will get back with Schmitz on this usage.
2. Schmitz handed out existing regulations on rural water and what is allowed now. He also handed out a revised regulation listed Under Section 4.14, Water lines and Hydrants-When used. His proposed regulation would state: **RURAL WATER LINE HOOKUPS WILL BE REQUIRED ON ANY NEW LOTS UNDER 10 ACRES IN SIZE IF AVAILABLE AND WITHIN ONE HALF MILE. A WELL APPROVED BY THE STATE OF NEBRASKA CAN BE BUILT AND USED**

ON ANY OTHER LOTS. Possibly the Board is thinking about a flow rate for the new well. Schmitz will research this and ask for an opinion on the flow rate requirement by the zoning consultant. There was much discussion and the Board said to keep under General Provisions, Section 2.05, Granting of waivers (Exemptions and Conditions), under the control of the Board of Commissioners. This will allow the Board of Commissioners to grant exemptions on anything that may not be covered under Section 4.15. Schmitz will redraft the changes as asked for and bring to next month's meeting if possible.

ADJOURN:

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

Motion carried. Meeting adjourned at 8:12 P.M.

The next regularly scheduled meeting will be July 16, 2020 @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz