

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 16, 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 7:14 P.M. and answering to roll call were Charles Cole, Stephanie Shrader, William Umland, Daniel Hodges Howard Bebout, Richard Warner and Cheri Wirthele. Other attendees of the meeting were Zoning Administrator Schmitz, Jerry Stilmock, representing the Anderson family and Michael Christopher.

Chairman Hodges asked if there were any changes to the minutes of the June 18, 2020 meeting and if none, for a motion to approve. Shrader handed some changes to the minutes to Schmitz dealing with the sizes of buildings permitted in the AG-1 District on seasonal dwellings or cabins, motion made by Shrader to approve the minutes with changes, seconded by Wirthele, with Umland, Cole, Wirthele, Shrader, Bebout, Warner and Hodges voting aye. Minutes approved.

A Public Hearing to approve the subdivision plat of R Anderson Subdivision, a 5.00 +/- acre tract of land located in Part of the N.W. ¼ of the S.W. ¼ of Section 9, T.7N, R.10E as requested by Janice Castleberry, personal representative of the Richard Anderson estate. Site is located at 1207 S. 16th Road.

Schmitz represented the Andersons and said the lot is being cut out of the S.W. ¼ and will be sold. The farm ground north and south of the lot is also being sold. There is an existing well on the property and all setbacks are met except for a storage building along the north side of the lot. Bebout stated the lot may be non-conforming due to hardly any setbacks to the ¼ line. Schmitz stated that the acreage and ingress-egress easement are part of Mr. Andersons will and should be followed. Jerry Stilmock, attorney for the Andersons, agreed with this. Schmitz had surveyed the property for the will in 2015. Bebout still had a problem with the north building and following a will for a subdivision. Schmitz said that he should not have put the building on the map due to it being in disrepair and probably being depreciated out to no value. Chairman Hodges then spoke about the line being the divider between the two properties that the Andersons own. The procedure has been that the setbacks due not apply to section and ¼ section lines. The properties might be sold separately with the easement being on the north 80. Schmitz recommends approval. After some discussion, Chairman Hodges asked for a motion to approve, motion made by Cole, seconded by Wirthele, with Umland, Wirthele, Cole, Shrader, Warner and Hodges voting aye. Bebout voted no. Motion carried. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval on the July 28, 2020 meeting, commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny a conditional use for indoor and outdoor camper storage of RV's, camper trailers, goosenecks, pickup trailers and vehicles on lot 5, Evergreen Plaza 2nd Subdivision located in the S.W. ¼ of Section 30, T.9N, R.9E as requested by Michael T Christopher. Site is in the Evergreen Plaza subdivision off of 190th & Highway # 2. Schmitz handed out copies of the conditional use to the planning members. Michael Christopher, owner of Lot 5, was present to present the conditional use. He said that they will be doing drainage work and that a new culvert will be on Eley Lane to help control drainage. He will also redirect some drainage on the terraces so that the water will run west to the existing drainage ditch. He will also be putting a chain link fence around the storage area and an electronic gate for security. He can put in a lateral septic system since the soil percolated correctly. Probably only one storage building will be allowed on the site. The conditional use is needed for the travel trailer storage, vehicle storage, Trailer, RV, and boat storage as found on page 63 of Land Use Categories.

After some discussion, Chairman Hodges asked for a motion to approve the conditional use, motion made by Bebout, seconded by Warner, with Wirthele, Umland, Bebout, Cole, Shrader, Warner and Hodges voting aye. Motion carried.

The conditional use permit will now go to the County Commissioners for approval on the July 28, 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: Amendment to the rural Water regulations. Schmitz prepared an amendment as discussed at the June meeting to present to the Planning Board but forgot the copies of his draft. He will email or mail the proposed amendment to the Board before the August 20 meeting.

DISCUSSION:

Schmitz was contacted by Matt Beede of Beede Outdoors on acquiring the Grandpa's Legacy hunting farm at 24th & E Roads. The 2003 conditional use allows a controlled shooting area, bird shooting, clay target shooting and dog kennels.

The Board says that the conditional use goes with the land as long as Beede follows the conditions of the permit. Permitted times are Monday-Friday (9:00 AM to 9:00 PM) and Friday, Saturday and Sunday (9:00AM-8:00PM).

ADJOURN:

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

Motion carried. Meeting adjourned at 8:09 P.M.

The next regularly scheduled meeting will be August 20, 2020 @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz