

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 17, 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 7:00 P.M. and answering to roll call were Richard Warner, Charles Cole, Stephanie Shrader, William Umland, Howard Bebout and Daniel Hodges. Absent was Cheri Wirthele. Other attendees of the meeting were Zoning Administrator Schmitz, Craig Schulz and Jeremy Wilhelm.

Chairman Hodges asked if there were any changes to the minutes of the August 20, 2020 meeting and if none, for a motion to approve. Motion made by Umland, seconded by Bebout, with Cole, Warner, Umland, and Hodges voting aye. Shrader abstained. Minutes approved.

A Public Hearing to approve/deny a conditional use for Frontier Cooperativw Company for a chemacaland fertilizer distribution building for customer pickup, belivery, and custom application business located at the Syracuse Ag Service Terminal Facility in the N.E. ¼ of Section 27, T.8N, R.11E as requested by Craig Schultz, CEO. Site is located at 3176 K Road, Syracuse, NE.

Schmitz handed out the application permit and attachments and stated that the \$ 600.00 application fee was paid.

Craig Schultz gave a presentation of what the facility would provide as listed in the conditional use applpication. It will be a 400' x 100' long building with the contents listed in the permit, being a maintenance shop, three load out bays and other uses, seed storage receiving and distribution, storage for equipment, seed feed, and box and tote chemicals, and will also house office space and a mechanical room.

Building will also house (12) 8667-gallon chemical tanks.

Outside of the building will be (12) 30,000-gallon fiberglass fertilizer tanks in a concrete containment, one-million-gallon steel tank with liner, and one 300,000-gallon steel tank with liner. The facility will have the ability to unload six railcars off a steel pipi manifold. Facility will bring all fertilizer and chemicals in by rail or truck and distribute and chemicals and fertilizer out by loading tricks, trailers, or sprayers. The facility will all be inside the existing spur rail. All permits will be filed with the State Fire Marshal and Otoe County Zoning. Their coverga area will be about 30 miles. Shrader asked Schmitz if the permit was for anywhere in the facility and Schmitz asked Schulz for this. This permit is for the area inside the spur rail as shown on the plans.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Cole, with the condition use permit being approved as long as it is contained within the circled area as shown on the plans, with Umland, Warner, Cole, Bebout, Shrader and Hodges voting aye. Conditional use permit approved.

The conditional use permit will now go to the County Commissioners for approval/denial at the September 22, 2020, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business:

Schmitz had mailed a makup with the proposed changes to short-term rentals, bnb's and fireworks regulations as put together by Keith Marvin, zoning Consultant. The Board discussed these changes and said that the owner of the short-term rentals will be responsible for all damages. Shrader asked why the rentals are not allowed in an accessory building. The new regulations call for it to be located in a primary residendentiall structure and not an accessory building. This can be discussed at next months meeting when all changes will be looked at.

New Business:

The final hearing for the amendment to Section 4.15 Water Lines and Mains-When Used was accepted by the Board with changes requested by Hodges and inserted into the amendment. New regulation will be: All water mains within a subdivision, (except small tract subdivisions), when provided, will be a minimum of six inches in diameter. All water mains and/or lines will be looped unless a dead-end line is approved by the County Engineer or County Highway Superintendent. Hydrants shall be placed on the corners of each block or within a maximum spacing not exceeding 400 feet. (Rural Water line hookups will be required on any new lots under ten acres in size and within one half mile. A well approved by the State of Nebraska can be built and used on any other lots.) For all subdivisions when an existing well(s) are to be used, a nitrate and coliform test shall be required. Schmitz will take new regulations to Commsiioners for approval in October.

ADJOURN:

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

Motion carried. Meeting adjourned at 7:48 P.M.

The next regularly scheduled meeting will be October15, 2020 @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz