

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 21, 2021
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 Charles Cole, Stephanie Shrader, Howard Bebout, Cheri Wirthele, and Daniel Hodges. Absent was William Umland and Richard Warner. Attending the meeting were Zoning Administrator Schmitz, Karen Brightenburg representing Don Nelson, Bruce Bailey, Jeremy Williams, Matt Beede of Beede Outdoors, Vedrana and Neven Dziko, Jasmine Dziko, and Justine and James Conradi.

Chairman Hodges asked if there were any changes to the minutes of the November 19, 2021 meeting and if none, for a motion to approve. Motion made by Shrader, seconded by Cole, with Bebout, Cole, Shrader, Hodges and Wirthele voting aye. Minutes approved.

A Public Hearing to approve the subdivision plat of Wyatt Subdivision, a 5.00 +- acre tract of land located in the S.W. ¼ of the S.W. ¼ of Section 10, T.9N, R.11E as requested by Susie E. Wyatt and Reginald L. Wyatt, power of attorney for Glen Wyatt. Site is located 300+- 'east of North 18th Road on C Road.

Schmitz explained the plat and stated that a test well has been drilled but because of weather, a water test is not available. Rural water is not available within ½ mile. Neighbor in area has 20 gallons per minute and the state says at least 9 gallons per minute is required for an acreage. They might need to use a water container system if the water pressure is too low and the nitrates are bad.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Cole, with the condition that Schmitz gets a test report on the well, before filing, seconded by Bebout, with Shrader, Cole, Bebout, Wirthele, and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the January 26, 2021, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

2nd Public Hearing to approve the subdivision plat of Conradi Subdivision, a 3.00 +- acre tract of land located in the N.E. ¼ of the N.W. ¼ of Section 26, T.9N, R.10E as requested by Ronald A. Conradi and Shirley M. Conradi, husband and wife. Site is located on E Road 1860 +- 'east of North 20th Road.

Schmitz explained the plat and James and Justine Conradi were present at the meeting and gave Schmitz the Mylar and rural water permit. The Conradi's will be building in the northeast corner of the lot and most likely will have to build a lagoon. Schmitz stated the lagoon has to be at least 100' away from the drainage ditch or any creek. Schmitz said the property east of this lot has not been built on but does have a water permit. The unusual layout was due to try to stay out of productive farm ground. After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Wirthele, with Bebout, Shrader, Cole, Wirthele, and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the January 26, 2021, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: None

New Business:

Karen Brightenburg was present for a pre-planning meeting of the four- lot Golden View Subdivision owned by Daniel Nelson and located in the South ½ of the N.E. ¼ of Section 22, T, 8N, R.9E on Nebraska Spur 66-A between Palmyra and Douglas and handed out preliminary copies of the proposed plat. Kathy explained a test well was dug and that it produced 50 gallons per minute, The Board wants three more test wells dug on the remaining lots. Karen is going to tell the developer of this request. She drew on the proposed plat a 66' road easement for access to the lots from the spur. The Board

stated the road easement should also be a utility easement. Karen agreed to this. She also will draw on the plat a 20' utility easement for power along the south line of the lots and 8' easements on the sides of the lots. There is a high-pressure pipeline going thru Lots 1 & 2 and this will have to be shown on the preliminary and final plat. There is a blanket easement on this pipeline that is being removed. The Board assumes that the lot layout will probably need to change due to the pipeline. There has to be a study by NRD to size the pipe on the drainage ditch where fill dirt will need to be put in to access the west lot. Karen stated that she has to do the elevations and contours and hopes to come back in March.

Discussion was held on a proposed usage of a neighbors ground to raise pheasants by Matt Beede of Beede Outdoors. He bought the ground adjacent for hunting and is able to use the existing conditional use since it transfers with the property. A building permit has been applied for and approved as an addition to the present building. The Board stated there is no additional action necessary and to go ahead with his plans.

Discussion: Peggy Guenther had requested to be able to put a care-giving structure on her ground. Peggy was not present and Bebout stated that the usage probably would not be allowed unless it's attached to an existing dwelling. Schmitz will contact her about coming to the February meeting.

Discussion was held on the new banquet hall to be built at Evergreen Plaza on two lots there. The hall and alcohol sales are allowed under the Flex-1 district if the state and county approve the alcohol permit. Vedrana and Devin Dziko were present to show a rough layout of the proposed building. Catering will be outsourced and no kitchen will be built. The Board had previously stated they thought a conditional use might be necessary due to a kitchen in the building. This is not necessary since a restaurant is allowed in this district so no conditional use permit is needed except the building permit which Schmitz had stated before and Keith Marvin, zoning consultant, concurred.

The architect or engineer was present and wondered if the two lots should be combined into one. Schmitz and the Board agreed with this. A surveyor will be hired to do this. A full contour layout and location of septic system will have to be provided to Schmitz and the building inspector before the building permit can be granted.

ADJOURN:

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

Motion carried. Meeting adjourned at 8:03 P.M.

The next regularly scheduled meeting will be February 18, 2021 @ 7:00 P.M.

Minutes taken by Zoning Administrator David Schmitz