

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 18, 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 7:02 P.M. and answering to roll call were Stephanie Shrader, Howard Bebout, Richard Warner and Daniel Hodges. Absent was William Umland, Cheri Wirthele and Chuck Cole. Attending the meeting were Zoning Administrator Schmitz, Doug Glaser and John Jongeblood.

Chairman Hodges asked if there were any changes to the minutes of the January 21, 2021 meeting and if none, for a motion to approve. Motion made by Bebout, seconded by Warner, with Bebout, Shrader and Hodges voting aye. Warner abstained. Minutes approved.

A Public Hearing to approve the subdivision plat of Hilltop Subdivision, a 3.00 +- acre tract of land located in the S.E. ¼ of the N.E. ¼ of Section 7, T.7N, R.10E as requested by Merlin C. Hartman and Connie J. Hartman, husband and wife. Site is located @ 1176 South 14th Road.

Schmitz explained the plat and stated that the lot has a rural water hookup and a lateral system. All setbacks are met and Schmitz recommends approval. They are planning on selling the property. After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Shrader, with Bebout, Shrader, Wirthele, Warner and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval / denial at the February 23, 2021 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: A landowner who is buying a 240- acre tract in Section 16, T.7N, R.9E wants to have the conditional use rescinded that allowed a shooting, dog kennel and run, and dog training facility @ 1398 6th Road. This property is owned by WDSS Enterprises LLC. He wants to buy it as farm ground and may build later on property. After some discussion, Chairman Hodges asked for a motion to rescind the conditional use, motion made by Bebout, seconded by Warner, with Bebout, Shrader, Warner and Hodges voting aye to rescind the conditional use. Motion approved. No action by the commissioners is necessary.

New Business: None
Discussion:

Doug Glaser is wanting to put in a hunting lodge containing 20 rooms with possible alcohol sale being in the south ½ of Section 30, T.8N, r.10E at King & South 14th Road. He handed out maps showing this property, a hunting property currently under a conditional use 1 ½ miles southeast of this property @ 837 South 16th Road, and a tract south of N Road on South 16th Road for raising pheasants and plans on turning the ground into a wildlife habitat. Chuck Cole arrived @ 7:30 P.M. The ground in question is under Flower Mounds Ranch, LLC. He was at the meeting to see if this usage would fall under zoning regulations for the AG-1 District. According to Bebout and Hodges, this would be a commercial use and would not fit the zoning district as it would be like a hotel. Rural water is available according to Glaser. Also, no separate alcohol sales could be approved. Glaser could apply as is but would most likely get turned down by the planning commission and commissioners. Hodges stated he believes if he applies for a conditional use for seasonal cabins or dwellings, that it could possibly be

approved. Schmitz said if he would put in 8-10 cabins, a collection system would be needed for sewer as ten separate lateral systems would probably not get approved by NDEE in Lincoln and he is not in favor of it either. Glaser said his hunting season would be September 1 to April 15. Shotguns only. He would probably need to split the seasons. Hodges recommended that he has an engineer design the sewer collection system and the layout of the cabins. The Board can't guarantee that it will be approved but thought this was the only way to give it a chance to get approved. Bebout is not in favor of the usage but will look at his application. Schmitz will notify anybody within ½ mile of the tract when conditional use hearing application is requested. A \$ 600.00 fee for the application will have to accompany the application.

2nd discussion was on the Guenther land to have a caregiver dwelling on the property. Guenther did not appear. Bebout had some comments about this usage and that the Board should study this as more requests will be coming in the future for caregiver dwellings. Our present zoning allows only one dwelling per parcel. Maybe a limit on the size of the attached dwelling by a breezeway which would be okay in the zoning district. Warner left the meeting for an emergency at home at 8:20.

ADJOURN:

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

Motion carried. Meeting adjourned at 8:40 P.M.

The next regularly scheduled meeting will be March 18, 2021 @ 7:00 P.M.
Minutes taken by Zoning Administrator Schmitz