

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 15, 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 Howard Bebout, Cheri Wirthele, Richard Warner and Daniel Hodges. Absent was William Umland, Stephanie Shrader and Chuck Cole. Attending the meeting were Zoning Administrator Schmitz, Kay Boettcher McGann, Rick and Jane Schuchardt, Dave Capperman, Shauntel Hutchinson. Karen Brightenburg, James Page, James and Brandy Welch, Russell Moss, Dan Nelson, Burnie Stedman, Alissa and Zach McAndrew, Dale and Pat Hinrichsen, Doug Glaser and John Jongebloed.

Chairman Hodges asked if there were any changes to the minutes of the March 18, 2021 meeting and if none, for a motion to approve. Wirthele made the motion to approve, seconded by Warner, with Bebout, Wirthele, Warner and Hodges voting aye. Minutes approved. Schmitz stated that William Umland is retiring after 20 years with the Planning Commission due to health. The county will need to ask for applications from the public for a replacement.

A Public Hearing to approve/deny a preliminary plat of Golden View Subdivision, a four-lot subdivision containing 40 acres located in the N.E.  $\frac{1}{4}$  of Section 22, T.8N, R.9E as requested by Dan Nelson. Site is located @ South 8<sup>th</sup> Road and Jackson Stone Lane. Schmitz stated the \$ 800.00 preliminary plat fee was paid. Karen Brightenburg, surveyor for Nelson, handed out copies of the proposed plat to planning commission members. She stated that the pipeline easement was drawn on the plat showing the location between Lots 1, 2, and 3. Contours were on the drawing as requested as well as the test well reports on the remaining three locations. # 1 well was 52 gallons per minute, well # 2 was 40 gallons, well # 3 was 40 gallons and Well # 4 was in the 80-gallon range. The culvert to be put on the drainage stream thru Lot 3 was sized at 48" by the NRD. The state inspected the site and approved of the driveway location. The board would like to see if the home owner's association could be started for maintenance if the road. This would be necessary for the final plat to be approved. The fire department and school district need to be sent copies of the plat for approval by Brightenburg.

After some more discussion, Hodges asked for a motion to approve plat, with Warner making the motion to approve, seconded by Bebout, with Bebout, Wirthele, Warner and Hodges voting aye. Plat approved. The preliminary plat will now go to the county commissioners for approval/denial on April 27, 2021 meeting in the Otoe County Courthouse Courtroom.

The second Public Hearing was to approve/ deny a conditional use for a banquet/reception facility, hunting lodge and seasonal cabins located in the South  $\frac{1}{2}$  of Section 30, T.8N, R.10E as requested by Willian Douglas Glaser of the Flower Mound Ranch, LLC. Site is located @ 1250 King Road. The \$ 600.00 application fee was paid by Glaser.

Doug Glaser and John Jongebloed were present to explain their request for the conditional use. They handed out folders to the planning commission and had some extra for the attendees. It was explained in the report that lateral systems would work for the building and the seasonal cabins. The exhibit maps showed 10 seasonal cabins and the layout of the lateral system with the size of septic tanks listed. John is the general manager for Doug Glaser. They

explained they will not rent the cabins out but would be part of the hunting fees. Pheasants will also be raised in the area. Bird hunting only and no rifles or skeet shooting. The board and local residents informed Glaser that the road system may need to be upgraded to the site. The Board said to contact John Brinkman, Hwy Supt. for the county. Two people would be assigned to each cabin for hunting. John stated the hours would be changed for hunting from 8:00 A.M to 6:00 P.M. The hunting season would run from April 15<sup>th</sup> to September. Dave Capperman and his wife were in attendance and voiced their concerns about this project. People have been trespassing on their property hunting and shooting from roads. The other site east of the Capperman farm was also mentioned with some problems. Dave stated that he would be between two hunting grounds and that it most likely would affect his cattle operation and be very noisy. They are against the approval of the conditional use. Rick and Jane Schuchardt were next in expressing their opinions. They own property north of the proposed site and are thinking about splitting out an acreage where the farmstead is in the future. They believe it is more of a hotel is their opinion. Rick thought they should have a guide with the hunters that the applicants agreed with.

Rick is a hunter but Jane and Rick are against the approval of the conditional use but would listen to the conditions if it was approved.

Kay Boettcher McGann has property east of the hunting location. She is renting her land out and has trespassing problems on her property. They would be roughly 12-13 hunts per year according to Glaser and would try to control people that hunt on his land. Hodges stated that as soon as they leave his controlled hunting there's little Glaser can do. Kay asked if they would consider fewer hunting days. Ron Ehmen, who has an 80 to the north, asked how many people could hunt there in a year. A possible rough number would be 300 or so.

Dale Hinrichsen asked about big game hunting and Glaser said no, only pheasants. Susan Royal asked about why he is putting this development on this land. Does it bring county money and taxes? Glaser said it would help the local economy and that the taxes would most likely go up. Russell Moss was also interested about the tax situation and did not comment as being against the plan. Other people had comments but did not announce their names or sign on the sign-in sheet so they are not in this report. This writer can see that most of the landowners are against the granting of this permit although Lois Hanson didn't seem to be against it in a phone call with Schmitz. After some rough language called down by Hodges, he asked for a motion to approve or deny, with Bebout making the motion to deny because he feels the seasonal cabins are listed under a residential use and does not fit the agriculture district due to this being a commercial venture, motion seconded by Wirthele, with Bebout, Wirthele, Warner and Hodges voting against the granting of the conditional use permit. Conditional use denied. The conditional use permit will now go to the County Commissioners for approval / denial at the April 27, 2021 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

#### **Old Business:**

#### **New Business:**

#### **Discussion:**

A discussion on a dog run in the Flex-1 district was not held as the parties were not at the meeting.

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

Motion carried. Meeting adjourned at 9:20 P.M.

**The next regularly scheduled meeting will be May 20, 2021 @ 7:00 P.M.**

**Minutes taken by Zoning Administrator Schmitz**