

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 17, 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, Daniel Hodges, and Chuck Cole. Shramer was absent. Attending the meeting were Zoning Administrator Schmitz, Ed & Sandy Morrow, James and Brandy Welch, Janet Armbrust, Doug Delhay, James Jaixen, Ed Neels, Seth Luse, Phil Hayes, Lori Stumbo, and Leta Santos.

Chairman Hodges asked if there were any changes to the minutes of the May 20, 2021 meeting and if none, for a motion to approve. Bebout made the motion to approve, seconded by Cole, with Bebout, Wirthele, Warner Cole and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Delaware Damme Acres Subdivision, a 4.27 +/- acre tract located in the S.W. ¼ of the S.W. ¼ of Section 25, T.8N, R.12E as requested by Dean P. Neels and Edwin J. Neels, members of Neels Land, LLC. 677 S. 46th Road.

Schmitz handed out copies of the proposed plat. Schmitz stated that rural water is available at the property and that the lot contains more than three acres. Schmitz also stated the barn shown on plat may be removed in the future. Schmitz also handed out copies of the impact easement as the acreage falls within the setback of a Neels hog operating facility.

After some more discussion, Hodges asked for a motion to approve plat, with Cole making the motion to approve, seconded by Warner, with Cole, Wirthele, Warner, Bebout, and Hodges voting aye. Plat approved. The subdivision plat will now go to the County Commissioners for approval/denial on June 22, 2021, meeting commencing at 8:30 A.M in the Otoe County Courthouse Courtroom.

The Second Public Hearing was to approve/ deny a conditional use for a dog run and boarding facility on a 17.7+- acre tract located in the N.W. ¼ of the S.W. ¼ of Section 4, T.9N, R.9E as requested by Janet Armbrust, and James and Brandy Welch. Site is located at 524 Arbor Road. The \$ 600.00 application fee was paid. Armbrust and the Welch's were present. James and Brandy explained that it would be a boarding facility and that the dog run would face south away from the houses to the north. Welch handed out a report detailing the operation as well as times when the dogs will be outside. They actually moved the building to the north so they could access the existing lagoon. This area is in the Flex-1 district so a conditional use is necessary. Welch handed out an overhead view of the area and where the closest houses were. Welch stated there would be no dogs outside after 8:00P.M. A large building that could contain at least 18-20 dogs. Welch will be reducing the size of the building. Rural water tap may be used. Ed Morrow was present and explained that he was not in favor of this facility being approved due to noise, and road usage due to extra traffic. The road is private and the neighbors have to maintain it. Morrow stated snow can be a real problem with getting out to the highway. He would like to see the road increased in size if the permit gets approved. Six houses are in the immediate area. Some of them approved the usage as it was in the handout. A total of 15 neighbors approved with another 11 not responding. There were three that did not approve. Michell LaRue wondered about the water usage as it could reduce pressure in the area and the location of the building. She lives closest to the proposed facility. Lori Stumbo also commented that the road is mostly on the neighbor's property to the north. She actually had approved of the facility according to Welch's handout. The LaRue's and Morrow's

did not sign as well. Three of the board members want to know if NDEE had been contacted and if they would approve of the waste going into the lagoon or will they have to put in a septic tank which would need to be pumped out. Seth Luse stated that the road is a problem and can't handle this much traffic. Don Wheatly from about a ¼ mile away did not sign either. Eleven of the landowners did not respond. Schmitz had one call for approval. Schmitz said he had spoken with James Welch about widening of the road and rocking it. Bebout and Schmitz also stated that the neighbors could contact the county and see if they would take over maintenance of the road. Schmitz said that the owners would have to get the road to county code and rock it. Schmitz also stated there are no guarantees that the county would make it a county road. He said not many have been changed from private to a county road. Wirthele then made a motion to table the permit and asked for this information: A better sketch and building layout is necessary, can the rural water line be used, a letter from NDEE that the lagoon can be used, and that the road needs to be improved, motion seconded by Cole, with all members voting to have the Welch's come back with a better plan. Use tabled till a future meeting.

Schmitz will discuss the tabling of the permit with the county commissioners on June 22.

There was no old or new business or any discussion items.

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

Motion carried. Meeting adjourned at 8:19 P.M.

The next regularly scheduled meeting will be July 15, 2021 @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz