

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JULY 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 Charles Cole, Stephanie Shrader, Howard Bebout, Cheri Wirthele, Richard Warner and Daniel Hodges. Present for the meeting were Zoning Administrator Schmitz, Doug Delhay, Susan Royal, and Jim and Phyllis Masters. Chairman Hodges asked if there were any changes to the minutes of the June 17, 2021, meeting and, if none, for a motion to approve. Motion made by Bebout, seconded by Cole, with Bebout, Cole, Shrader, Hodges, Wirthele and Warner voting aye. Minutes approved.

A Public Hearing to approve the subdivision plat of Masters 2<sup>nd</sup> Subdivision, a 3.00 +- acre tract of land located in the N.E. ¼ of the N.E. ¼ of Section 12, T.7N, R.10E as requested by Phyllis J. Masters, Trustee of the Phyllis J. Masters Revocable Trust. Site is located at southwest corner of N & 24 Roads.

Jim and Phyllis Masters were present and said they wanted to cut this lot off of their farm. A question was asked why this is the 2<sup>nd</sup> subdivision and the answer is that Masters Subdivision was used on another property and not on this farm. Schmitz explained that rural water is there and that they have more than 3 acres if a lateral system doesn't work.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Cole, seconded by Warner, with Cole, 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 July 20, 2021 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

The 2nd Hearing for the dog run and boarding facility at 524 Arbor Road was tabled due to the building plans not being finished.

**New Business:**

Consider a recommendation to the County Commissioners to fill the Planning Commission position for retired William Umland. Susan Royal, one of the applicants, stated she would like to see that the county would not be a migration destination like other counties. She stated that she would not like to see the county become a business-oriented place. She had served on a church board and the Palmyra School Board of Palmyra for six years. She resigned from the school board position due to disagreements with procedure, etc. Board members asked her several questions if she would be committed to being at the meeting every month and be willing to go to training in September of 2021.

Doug Delhay, another applicant, said he was interested due to his business career and would like to serve the county. He disagreed a little with Royal in that he would like to see new businesses be brought into the county as long as they follow the zoning laws. He believes that solar farms could work in the county. He believes that landowners should be able to make money off of their land.

Cole then made a motion to go into executive session, seconded by Shrader at 7:49 to discuss the applicants, motion was approved by all members of the board. All attendees except Schmitz and the board left the room. The board then discussed the applicants and decided to do an alphabetical vote. The board then ended the executive session at 7:56 on a motion made by Cole, seconded by Warner, with all memers of the board voting aye, and all attendees were brought back into the meeting room. An alphabetical vote was then taken by Schmitz with the following results:

Bebout voted for Royal  
Cole voted for Delhay  
Hodges voted for Delhay

**Shrader voted for Royal  
Warner voted for Delhay  
Wirthele voted for Royal.**

**Since the vote is tied and the four votes are required for action according to commission by-laws, Cole made a motion that since both candidates are qualified, we will not make a recommendation to the Board of Commissioners, motion seconded by Wirthele, with Shrader, Wirthele, Cole, Bebout, Warner and Hodges voting aye. The selection process is now up to the county commissioners.**

**ADJOURN:**

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

**Motion carried. Meeting adjourned at 8:05 P.M.**

**The next regularly scheduled meeting will be August 19, 2021, @ 7:00 P.M.**

**Minutes taken by Zoning Administrator David Schmitz**