

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 19, 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 Stephanie Shrader, Howard Bebout, Cheri Wirthele, Richard Warner, and Daniel Hodges. New Planning Member Doug Delhay had to abstain from voting. Absent was Chuck Cole. Present for the meeting were Zoning Administrator Schmitz, Alex Pearson and Don Crunk.

Chairman Hodges asked if there were any changes to the minutes of the July 15, 2021, meeting and if none, for a motion to approve. Motion made by Wirthele, seconded by Shrader, with Bebout, Shrader, Hodges, Wirthele, Delhay and Warner voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Maybee Subdivision, a 3.00 +- acre tract of land located in the N.E. ¼ of the N.W. ¼ of Section 12, T.7N, R.14E as requested by Brad L. Maybee, Trustee of the Brad L. Maybee Living Trust. Site is located at 7189 N road.

Schmitz represented Maybee and explained that rural water is on the property, and that there is an existing lateral system. This tract is part of a 35 acre tract.

Schmitz explained that a county road runs through the property as access to properties to the west. Don Crunk asked if anything else could be done with this property and Schmitz explained that the owner could possibly ask for a conditional use for a business. Of course, a home based business is allowed.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner, with Bebout, Shrader, Wirthele, Warner, Delhay and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the August 31, 2021 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

There was not any old or new business.

**Discussion:**

Alex Pearson was present to ask permission to have a pumpkin patch with sales on the farm @ C Road and Highway # 43. This is allowed in the Flex-1 district. He also is planning to have a reception facility built west of the pumpkin patch possibly in 2023 on the property which is allowed in the Flex-1 District. He plans to convert 10 acres from corn to pumpkins. He maybe would sell fish bait there as there is a pond on the property.

Pearson will have to contact rural water to see if he could get enough water for a reception facility. He will also have to get access from the state on Highway # 43 and a county permit on C Road. He may want to hook the two sites together with a drive but would have to cross an existing dam. He will also have to check with the state fire marshal to make sure he has fire suppression in the building. This should be done by his architect.

2<sup>nd</sup> discussion was whether a prospective buyer needs a conditional tower for a 50-100' ham radio tower on a five acre tract. Zoning for towers does require a conditional use for the ham radio tower.

3<sup>rd</sup> discussion was to consider moving the planning commission meeting from September 16 to the 23<sup>rd</sup> as there would not be enough members for a quorum. Shrader made a motion to move the date to

**September 23, seconded by Bebout, with all members present voting aye. Schmitz will contact the library to make sure the meeting can be held on that date.**

**ADJOURN:**

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

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

**The next scheduled meeting will be September 23, 2021 @ 7:00 P.M.**

**Minutes taken by Zoning Administrator David Schmitz**