

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 16, 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, Charles Cole, Doug Delhay and Daniel Hodges. Absent were Zoning Administrator David Schmitz, Cheri Wirthele and Richard Warner. Present for the meeting were Brent Vogt, Dick Robison, Theodore Roupas, Alex Pearson, Jordan Gustafson, Susan Royal and Joe Fowler. Chairman Hodges asked if there were any changes to the minutes of the October 21, 2021 meeting, and if none, for a motion to approve. Motion made by Shrader, to approve to correct one typo on the cemetery discussion, seconded by Cole, with Bebout, Shrader, Hodges, Delhay and Cole voting aye. Minutes approved.

Reorganization of Officers were scheduled but board members thought since two members were not present, to delay till the January meeting. Bebout made the motion to postpone, seconded by Cole with all members voting to delay reorganization of officers. Proposed members to be re-appointed by commissioners are Bebout, Wirthele, Warner and Hodges. Shrader made the motion, seconded by Cole, with Cole, Hodges, Delhay, Bebout and Shrader voted to send the members names to the commissioners.

A Public Hearing to approve/deny a conditional use for an amateur radio tower with a maximum height of 100 feet located on Lot A, Wild Briar Rose 4th Subdivision, located in the S.W. ¼ of the S.W. ¼ of Section 24, T.9N, R.9E as requested by Theodore C. Roupas. Site is located at intersection of North 10th & E Roads.

Schmitz had in his notes that two neighbors had called and stated they didn't have a problem with the tower if the frequency didn't interfere with their signal. Roupas stated the tower height would be between 67-99'. ½ wavelength would be 68' high. No telescoping due to cost. Susan Royal was also worried about interference. Roupas stated that the signal was a problem in the 40's-60's but there should not be a problem now.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Cole with the stipulation that the 1:1 setback needed to be followed, seconded by Bebout, with Bebout, Shrader, Cole, Delhay and Hodges voting aye. Conditional use permit approved. The conditional use permit will now go to the County Commissioners for approval/denial at the December 21, 2021 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Avigation easements for spraying dirt airstrip in the S.W. ¼ of Section 9-9-10 for Brent Vogt. Vogt said he can't get an easement signed and asked if there are any other options? Possibly by the Board of Adjustment. He tried to get an easement less specific than ours but the neighbor would still not sign. Vogt stated our regulations are tougher than other counties. He may need to go to the county board and see if they would approve the conditional use(this is Schmitz's idea).

Discussion: Alex Pearson was present to ask permission to have an antique fair in the S.E. ¼ of Section 9-9-9. The dam that is there is not an NRD dam. Running water for site is still in progress. He has spoken to County Highway Supt. John Brinkman. Pearson has lots of ideas for future. Consensus of the board is that because the property is in the Flex-1 Zone, no conditional use is necessary for the antique fair. Farmers' market would cover most of intended uses. Owner also has two permits for driveways to Highway # 43.

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, seconded by Cole, with all members present voting aye to adjourn. Motion carried. Meeting adjourned at 8:28 P.M.

The next scheduled meeting will be January 20, 2022.

Minutes taken by Dan Hodges and typed up by Zoning Administrator David Schmitz