

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
APRIL 18, 2024
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, Doug Delhay, Chad Neubauer, Cheri Wirthele, Stephanie Shrader, Richard Warner and Daniel Hodges. Present for the meeting were Zoning Administrator Schmitz, Shawn Hittle and Curt Hermesch representing the Ziegenbein owners.

Chairman Hodges asked if there were any changes to the minutes of the March 21, 2024, meeting, and if none, for a motion to approve. Motion made by Neubauer, to approve the minutes, seconded by Wirthele, with Delhay, Bebout, Neubauer, and Wirthele voting aye. Abstaining were Shrader, Warner, and Hodges. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Schwartman Farm Subdivision, a 3.01+- acre tract located in the N.W ¼ of the N.W. ¼ of Section 1, T.9N, R.9E as proposed by Keith J. Ziegenbein, Manager of Lazy Bear Woods, LLC. The site is located on County Road # 10, 258+-' south of Van Dorn. This subdivision will be for a new residence.

Curt Hermesch brought the application fee and handed out the plats to the planning commission. He is planning on building a new home on the lot. There is no rural water available. There is an old farmstead directly north of where the house will be built. A local well driller has said there is plenty of water for a new well. Bebout stated that he could not get a building permit if water is not available on site. Hodges asked for a motion to approve, with Warner making the motion to approve, seconded by Wirthele, with Neubauer, Delhay, Wirthele, Bebout, Hodges, Shrader and Warner voting aye. Subdivision approved. The subdivision will now go to the County Commissioners for approval/denial at the April 23, 2024, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.

New Business: Schmitz asked for volunteers to serve on the Solar Regulations committee with County Commissioners Crownover and Cole. Wirthele volunteered as well as Neubauer, with Delhay being the alternate. Hodges asked for a motion to approve the appointments, with Shrader making the motion, seconded by Warner with all voting aye. The first meeting will be on May 8, 2024, at the EMA meeting room in the basement. Motion carried.

The discussion for an additional tract being added to Tract 23-F2 in Section 23-8-9 is being removed from future agendas as the tract will probably not be sold.

Schmitz handed out state statutes dealing with possible condominium regime platting in the county as well as an example of one of the tracts in Lancaster County.

Ryan Haffey was not present at the meeting and will come next month for an explanation of this platting procedure. Schmitz stated he did not understand this procedure at all. Schmitz should contact the County Assessor on how these individual tracts would be taxed. The plan for that location would be six buildings with 29 individual units. This platting would be on the M & M Commercial Park Subdivision on North 4th Road.

Shawn Hittle handed out a copy of his proposed dog boarding facility on South 8th & R Roads to the chairman. Several of the members did not think this was a good location due to the number of existing residences in the immediate area. He will also raise some peacocks on the 20 acre tract which can be done without a conditional use. There could be as many as 30 dogs in the facility. Delhay said he should contact the neighbors in the area before he applies for the conditional use permit. There would be restrictions on this permit according to Bebout. The other board members agreed.

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, seconded by Wirthele, with all members present voting aye to adjourn.

Motion carried. The meeting was adjourned at 8:08 P.M.

The next scheduled meeting will be May 16, 2024

Minutes by Zoning Administrator David Schmitz