

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 18, 2025
SYRACUSE LIBRARY
496 5TH STREET
SYRACUSE NE 68446
7:00 P.M.**

AGENDA

CALL TO ORDER:

ROLL CALL:

MINUTES: July 17, 2025 (There was no meeting on August 21 due to lack of agenda)

COMMUNICATIONS:

PUBLIC HEARINGS:

A Public Hearing to approve / deny the conditional use permit from KGI Wireless for a proposed Verizon Telecommunicatrions Site at North 6th Road and D Road, in the NW4 of the SW4, Sec. 22-9-9, north of Palmyra.

OLD BUSINESS:

The subdivision plat of Ruge's Cozy Acres Subdivision, a 5.26 +- acre tract of land located in the South ½ of the S.E. ¼ of Section 17, T.9N, R.11E as proposed by Ward Ruge, Jenny Ruge and Pamela Lefferdink. The site is located at 2745 D Road. Subdivision Plat approved by Planning Commission at Feb 20, 2025 meeting, with conditions, well or rural water hookup within 90 days of Feb. 20, 2025. Board of Commissioners at Feb. 25, 2025 meeting approved contingent upon the approval of rural water hookup and payment of all of 2024 taxes.

Taxes have been paid 08-15-2025.

Rural Water Dist. #3 has approved a hookup per letter of 08-15-25.

NEW BUSINESS:

DISCUSSION:

Continued discussion of the definition of Condominium. Remove and update the existing definition with the following language:

“As defined in the Nebraska State Statutes Section 76-824 – 76-894”.

The county may not dis-allow a Condominium. Need to modify the matrix?
Add language stating where condominiums would be allowed?

Discuss modifying/updating the Comprehensive Plan/Zoning Regs as this has been in place since 2016 and as a general rule, said plan should be re-visited approximately every 10 yrs.

Next meeting October 16, 2025