

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 17, 2022
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, Doug Delhay, Richard Warner, and Daniel Hodges. Absent were Cheri Wirthele and Charles Cole. Present for the meeting were Zoning Administrator David Schmitz, Brian Moreland, Ken Moore, Verda Umland, Tim & Carlie Antes, Aleah Marcoe, Debra Walker, Dan Rosenthal and Roland Meyer.

Chairman Hodges asked if there were any changes to the minutes of the January 20, 2022 meeting, and if none, for a motion to approve. Motion made by Bebout, seconded by Delhay, with Bebout, Shrader, Hodges, Delhay and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny a conditional use for an inside dog training and boarding facility located in the S.W. ¼ of the S.W. ¼ of Section 4, T.8N, R.9E & in the S.E. ¼ of the S.E. ¼ of Section 5, T.8N, R.9E as requested by Connor Marcoe and Aleah Marcoe. Site is located at intersection of 4th & H Roads.

Schmitz had in his notes that one neighbor did not have a problem with this usage of the land. Aleah stated there would be some outside training with a blank pistol but it would only be one dog at a time. Some boarding would be done. There will be a standard floor drain with the manure to be hauled away. Lana Lionberger did not have any problem with this usage either as barking is not a problem. They also do have a business liability policy. They will live in the house with the dog training to be part of the same building. They have a building permit for the building.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Shrader with no additional conditions, seconded by Delhay, with Bebout, Shrader, Warner, 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 March 1, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny the subdivision plat of Field Acres Subdivision, a three acre tract of land located in the West ½ of the S.W. ¼ of Section 21, T.8N, R.9E as requested by Jerry Spohrase. Site is located on South 4th Road 1200 feet north of K Road.

Schmitz stated that Brian Field has a rural water permit and 3 acres so a septic system or lagoon can be used. would be done.

The neighbor to the south spoke against the plat due to her bees being close to the new house and has some drainage issues with the farm owner. She was worried about sewage runoff but Bebout and Schmitz said that should not be a problem. Hodges told her that she needs to contact NRD about a runoff or change of waterway. One participant said that bees are often close to homes.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner, with Delhay, Bebout, Shrader, Warner, and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the March 1, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business:

New Business:

Discussion:

1. Discuss growing of pheasants on a 20+- acre tract with sale of the pheasants.

Ken Moore is planning to have 1000-3000 pheasants on property. There will be at least one 25' x 30' building and maybe two. He mainly will sell to game farms. Schmitz asked if it would need a conditional use but the board said no. He should go ahead with the project.

Discussion # 2. Roland Meyer is proposing a 12 lot subdivision which will be only have commercial usage east of his present business on the south side of Highway # 2. Dan Rosenthal handed out a preliminary plat map. He will have a driveway come off on North 4th Road. Bebout thought the length of the road was to long so Hodges checked the regulations and said the regulation is 600'. The board then asked the engineer to have a turnaround about 600' from the road and still have the cul-de-sac at the end. Wells will be used as there is not rural water available. Two test wells came up good. The lots are over three acres so either kind of septic system can be used. The fees for the preliminary plat will be \$ 1400.00

Discussion # 3. A taxpayer asked if AIRBNB's are allowed in the AG-1 District. Seasonal cabins are allowed but AIRBNB's would need a conditional use. Our regulations state that an owner will need to be present or at least be on adjacent property. This will be discussed further when this project comes to the board.

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

Motion carried. Meeting adjourned at 8:23 P.M.

The next scheduled meeting will be March 17, 2022.

Minutes by Zoning Administrator David Schmitz