

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 17, 2022
496 5TH STREET
SYRACUSE CITY LIBRARY, SYRACUSE, NEBRASKA
7:00 P.M.**

Meeting called to order by Vice Chairman Howard Bebout. 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, Richard Warner, Charles Cole. Absent were Cheri Wirthele, Daniel Hodges, and Stephanie Shrader. Present for the meeting were Zoning Administrator David Schmitz and Austyn Silva.

Vice-Chairman Bebout asked if there were any changes to the minutes of the February 17, 2022 meeting, and if none, for a motion to approve. Motion made by Delhay, seconded by Warner, with Bebout, Cole, Delhay and Warner voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Silva Acres Subdivision, a five acre tract of land located in the S.W. ¼ of the S.W. ¼ of Section 30, T.8N, R.9E as requested by Austyn Koppinger-Silva and Renan V.F. Silva, wife and husband. Site is located @ 11 L. Road.

Schmitz stated that the property has rural water and an existing lagoon. It is a part of a 20 acre tract and that possibly in the future, the Silva's will build a new home on the 15 acres. They will need to enlarge the present lagoon as it is too small if they would sell the lot. They could also request to use the property for another usage in the future. Austyn was present and agreed with Schmitz's comments. After some more discussion, Vice-Chairman Bebout asked for a motion to approve, motion made by Cole, seconded by Warner, with Delhay, Cole, Bebout and Warner voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the March 29 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business:

New Business: The Board discussed the conservation for Louis Stukenholtz on a parcel of property located in the N.E. ¼ of Section 31, T. 7N, R.15 E on flooded ground. Schmitz handed out copies of the conservation application and told the Board that normally he handles the review of the easement and sends it on to the Commissioners. The County Clerk requested that the application be approved or denied by the Planning Commission. Bebout didn't understand why this was brought to the Board and Schmitz said it was because the Clerk had requested it. The actual 60 day review had expired.

After some more discussion, Vice-Chairman Bebout asked for a motion to approve, motion made by Cole, seconded by Warner, with Delhay, Cole, Bebout and Warner voting aye. Conservation easement approved. The conservation easement application will now go to the County Commissioners for approval/denial at the March 29, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Discussion:

Schmitz was asked by a landowner if he could split his property a third time with a second administrative subdivision. According to regulations, the Zoning Administrator has the authority to approve or deny the administrative process. Schmitz had told the landowner that it could not be split again. The Board's opinion is that the acreage cannot be split again.

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

Motion carried. Meeting adjourned at 7:15 P.M.

The next scheduled meeting will be April 21, 2022.

Minutes by Zoning Administrator David Schmitz