

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 21, 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 7:01 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Richard Warner, Stephanie Shrader, Cheri Wirthele and Charles Cole. Present for the meeting were Zoning Administrator David Schmitz, David Hillman, Elaine and Richard Hauberg, Chad Walvord, Donn Schroeder, Scott Prange, Dan Rand, Bruce Bergmeier, Paul Andringa and Austyn Silva.

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

A Public Hearing to approve/deny the subdivision plat of Hauberg Subdivision, a 3.22 +/- acre tract of land located in the South ½ of the S.E. ¼ of Section 34, T.7N, R.12E as requested by Richard H. Hauberg and Elaine P. Hauberg, Co-Trustees of the Richard H. Hauberg and Elaine P. Hauberg Trust dated November 14, 2001. Site is located @ 4317 S Road.

Schmitz stated that the property has an existing well and had been tested in the past. The Hauberg's are subdividing as part of their estate planning. Elaine and Richard Hauberg were present at the meeting and had some comments.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner, with Delhay, Cole, Hodges, Shrader, Wirthele, Bebout and Warner voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the April 26, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

There was no old or new business.

**Discussion:**

1. David Hillman and Donn Schroeder were present to discuss the platting of the Christ Evangelical Church at 40 & L which sits on 2.50 +/- acres. The church is being closed as of April 25, 2022 and they wish to have the cemetery separated from the church site. The cemetery area would be around an acre. The cemetery lots are about 25-30' from the church. Hillman stated that nobody will live there and Schmitz questioned why split it at all. The reason is that they will be part of two different associations. Hodges stated the Board cannot split the tracts because of the minimum three acre lot size. They could possibly create a 501-C3 corporation according to Bebout and not have to subdivide. They could also try to acquire another 1.5 acres so that the minimum requirement could be met. The cemetery lot would have to be granted a waiver by either the planning commission or the county commissioners. The Church Board could go directly to the County Commissioners to be put on agenda and request a waiver of the subdivision requirements. Hodges and Schmitz told Hillman and Schroeder to talk to their attorney to see if there is a statute on existing church properties being subdivided. Jennifer Panko-Rahe is the church's present attorney.
2. The 2<sup>nd</sup> item was to discuss a platting of a new six acre lot in the S.E. ¼ of Section 9-9-9 as proposed by Doug Delhay. Schmitz handed out copies of paperwork as sent to him by Delhay. OPPD has approved a power hookup, Cass County Rural Water District # 2 would approve an application for a hookup, and Jon Brinkman, County Highway Superintendent had approved the new driveway location. The Board agreed that Delhay had done his site setup and should go

ahead with the lot being surveyed. Schmitz stated he needs to bring a copy of the water permit to the hearing for the new subdivision. The Board agreed.

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

Motion carried. Meeting adjourned at 7:50 P.M.

The next scheduled meeting will be May 19, 2022.

Minutes by Zoning Administrator David Schmitz