

**OTOE COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JULY 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 7:00 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Cheri Wirthele, Charles Cole, Stephanie Shrader and Richard Warner. Present for the meeting were Zoning Administrator David Schmitz, and Ann & Todd Boellstorff. Chairman Hodges asked if there were any changes to the minutes of the June 26, 2022, meeting, which there was a minor change, for a motion to approve. Motion made by Cole, seconded by Bebout, with Bebout, Cole, Delhay, Wirthele, Hodges, Shrader and Warner voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Schmidt Subdivision, a 5.96 +- acre tract of land located Part of Tract 22-A South ½ of the S.E. ¼ of Section 22, T.7N, R.10E as requested by Daniel L. Schmidt, a single person.

Site is located @ 1939 Q Road.

Schmitz represented the owner and stated that the property has rural water and a new septic tank and lateral system. The lot is being platted so it can sell and he is keeping the remaining 20.03+- acres. After some discussion, Chairman Hodges asked for a motion to approve, Cole making the motion, seconded by Warner, with Bebout, Cole, Wirthele, Delhay, Hodges, Shrader and Warner voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the August 2, 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 Hildas Subdivision, a 5.56 +- acre tract of land located Part of the East ½ of the S.E. ¼ & Part of the West ½ of the S.E. ¼ of Section 25, T.9N, R.10E as requested by Robert J. Knake, a single person. Site is located @ 2335 F Road.

Schmitz represented the owner and stated that the property has a well of which a well test was done and it passed. It has an existing lateral system on the property. The lot is being separated from the farm so Shayeton Knake can purchase the property. He is planning on remodeling the house. After some discussion, Chairman Hodges asked for a motion to approve, Bebout making the motion, seconded by Shrader, with Warner, Bebout, Cole, Wirthele, Delhay, Hodges, and Shrader voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the August 2, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

**Old Business:** There is an ongoing review of the energy regulations being done by a sub-committee. The first meeting was held on June 3 with definitions on commercial wind turbines being reviewed as stated by Hodges. Ann and Todd Boellstorff handed out a sheet showing nine other counties regulations dealing with setbacks. They ranged from one mile to five miles of existing dwellings or property lines and one county will not allow commercial turbines at all. Schmitz received an email from Game and Parks dealing with setbacks to birds. They did not specifically show a setback to eagles' nests of which Schmitz knows one exists. The Boellstroffs also spoke about taxes received in Jefferson County for the wind farm there. Schmitz believes that the developer is also doing a study on the eagles. The next subcommittee meeting will be on June 29, 2022.

**New Business:** Hodges spoke about a hog producer who wants to build new hog buildings but stay under the 2500 hog limit as allowed without a special permit in the zoning regulations.

There being no further business, Chairman Hodges asked for a motion to adjourn, with Cole making the motion, seconded by Wirthele, with all members present voting aye to adjourn. Meeting adjourned at 7:50 P.M.

**The next scheduled meeting will be August 18, 2022.**

**Minutes by Zoning Administrator David Schmitz**