

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 18, 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 7:03 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Cheri Wirthele, Charles Cole, and Stephanie Shrader. Absent was Richard Warner. Present for the meeting were Zoning Administrator David Schmitz, Ann & Todd Boellstorff, Brent Jorgensen, surveyor, Neal Niebrugge, Chad and Erin Walvoord, Rex W. Schroder, Bob Moser, Neil Stedman, Lawrence Mocnik, Bill Seifert, Andrew Pietzyk, and Pete Bell.

Chairman Hodges asked if there were any changes to the minutes of the July 21, meeting. As there were no changes, motion to approve made by Bebout, seconded by Cole, with Bebout, Cole, Delhay, Wirthele, Hodges, and Shrader voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Kreifels Heights Subdivision, a 3.01 +- acre tract of land located in the N.E. ¼ of Section 25, T.8N, R.13E as requested by Neil Niebrugge. Site is located 235' west of 60th & K Roads.

Brent Jorgensen was present as well as Neal Niebrugge. Schmitz notified the planning commission that a rural water permit was approved for the site. The lot will be built upon according to Jorgensen. Aaron Kreifels, buyer was also present. After some discussion, Chairman Hodges asked for a motion to approve, Bebout making the motion, seconded by Shrader, with 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 30 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 last meeting was held on July 29, 2022, with definitions on commercial wind turbines and other items being reviewed as stated by Hodges. Hodges also spoke about setback ratios versus foot setbacks. Wirthele did stop at a site near Milligan to study sound and distances from the turbines. Erin Walvoord had people stop by at the county fair to give their opinion on setbacks or any interest on having them on their farms. Erin also handed out those survey comments. 304 out of 305 people said they wanted to see a mile setback. Rex Schroder, a member of the Palmyra Fire district, is worried about handling a turbine fire since they are not equipped to handle such a situation. Chad Walvoord of Walvoord Spraying Service spoke about needing a one mile to 1.7 mile offset for aerial spraying. He handed out a report on this to planning commission. Bill Siefert spoke about a fungus problem called Tarspot that will be affecting Nebraska and that if some aerial spraying is not allowed on his farm, it could really reduce his harvest. Many other items were also discussed. A NEXT ERA representative was also present. The next subcommittee meeting will be on September 26, 2022.

There being no further business, Chairman Hodges asked for a motion to adjourn, with Cole making the motion, seconded by Shrader, with all members present voting aye to adjourn. Meeting adjourned at 7:40 P.M.

The next scheduled meeting will be September 15, 2022.

Minutes by Zoning Administrator David Schmitz

