

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
SEPTEMBER 15, 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, Richard Warner and Stephanie Shrader. Present for the meeting were Zoning Administrator David Schmitz, Ann & Todd Boellstorff, Erin Walvoord, Rex W. Schroder, Janice and Nicole Jacobsen, Jane Jenkins, Jill, Blair and Craig Ehlers, Deb and Bruce Bergmeier, Shaun Stukenholtz, Jack Jenkins, Catherine Reichs, Emily Gourlay, Craig Bolz, Tom Miner, Dan Rosenthal, Roland Meyer and Scott Gropp. A couple names I could not read on sign-in sheet.

Chairman Hodges asked if there were any changes to the minutes of the August 18, meeting. One change is that the subcommittee meeting should have said September 23, not the 26th. Motion to approve with above change made by Cole, seconded by Delhay, with Cole, Bebout, Delhay, Wirthele, Hodges, and Shrader voting aye. Warner abstained. Minutes approved.

Schmitz requested a change in the order of the agenda since he was feeling sick. He requests that M&M Commercial Park Subdivision be moved to first on the agenda. All of the Board approved the change in the agenda except for Bebout. Motion carried.

A Public Hearing to approve/deny the subdivision plat of M & M Commercial Park Subdivision Preliminary Plat, a 14-lot subdivision containing 54.385 +- acres tract of land located in the North ½ of the N.W. ¼ of Section 33, T.9N, R.9E as requested by Roland L. Meyer. Site is located 630 +- feet south of Highway # 2 on North 4th Road.

Roland Meyer and Dan Rosenthal of Rega Engineering were present at the meeting and presented the plat. There are 13 new lots and one lot that has M & M Trailer sales on it. Schmitz notified the planning commission that the grading plan (97 pages) is under review by the County Engineer and does not have a report at this time. He had also requested three test wells on the property since it will require 13 new wells. No rural water is available. There will mostly be sewage lagoons on the property. The lots will all be businesses since they are in the FLEX-1 District. The name of the street has to be changed and Schmitz recommended Fall Harvest Drive. The road will be a 22' foot wide crushed rock road with four- foot shoulders. An unsigned speaker wants the road to be wider for firetrucks. Rosenthal of REGA stated that the road is designed to county specifications and the county would need to change them for a wider road if they desired to do so.

If a sprinkler system is installed in building, then a storage tank would be required for the building permit. No fire hydrants can be installed on a rural water line.

Schmitz went home before final comments.

After some more discussion, Chairman Hodges asked for a motion to approve, with Bebout making the motion to approve on the conditions that there will be four usable test wells and that the entrance to the road will be approved by John Brinkman, motion seconded by Cole, with Bebout, Cole, Wirthele, Delhay, Hodges, Warner and Shrader voting aye. Subdivision plat approved. The preliminary subdivision plat will now go to the County Commissioners for approval/denial at the September 27th, 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 VJ Hinrichsen Subdivision, a 4.57+- acre tract of land located in the S.E. ¼ of the S.E. ¼ of Section 16, T.7N, R.9E as requested by Patricia A. Hinrichsen and Dale E. Hinrichsen, wife and husband. Site is located @ 1460 South 6th Road. The subdivision is located southwest of Douglas. It has rural water and an existing septic system. After some discussion, Chairman Hodges asked for a motion to approve, with Cole making the motion to approve, seconded by Wirthele, with Bebout, Cole, Wirthele, Delhay, Hodges, Warner and Shrader voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners

for approval/denial at the September 27th, 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 Doug and Mary Delhay Subdivision, a 6.00 +- acre tract of land located in the S.E. ¼ of the S.W. ¼ of Section 9, T.9N, R.9E as requested by Douglas A. Delhay and Mary C. Delhay, husband and wife. Site is located ½ mile west of North 6th Road (Highway # 43) on C Road. They have a rural water permit and have spoken to John Brinkman about the new driveway. After some discussion, Chairman Hodges asked for a motion to approve, with Cole making the motion to approve, seconded by Warner, with Bebout, Cole, Wirthele, Hodges, Warner and Shrader voting aye. Delhay abstained. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the September 27th, 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 August 19, 2022, with definitions on commercial wind turbines, setbacks and many more items being discussed. Handouts were given to the planning commission on minimum setbacks that the Wind Forum are requesting as well as decibel levels. Some discussion followed. Blair Ehlers, an eight-year-old, read a letter to the planning commission. A NEXT ERA representative was also present. The next subcommittee meeting will be on September 23, 2022.

There being no further business, Chairman Hodges asked for a motion to adjourn, with Bebout making the motion, seconded by Shrader, with all members present voting aye to adjourn. Meeting adjourned at 8:02 P.M.

The next scheduled meeting will be October 20, 2022

Minutes by Cheri Wirthele and Zoning Administrator David Schmitz