

**OTOE COUNTY PLANNING COMMISSION  
UNAPPROVED REGULAR MEETING MINUTES  
October 20, 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 7:02 P.M. and answering to roll call were, Howard Bebout, Doug Delhay, Richard Warner, Cheri Wirthele, Chuck Cole and Daniel Hodges. Absent was Stephanie Shrader. Present for the meeting were Zoning Administrator David Schmitz, Dan Rosenthal and Roland Meyer, Ann & Todd Boellstorff, Janice and William Jacobsen, Emily Gourly, Andrew and Louise Vogt, Jim Buchholz, Ron Ehmen, Jane and Jack Jenkins, Cathy Reichs, Pam and Phil Troupe, Dennis and Maureen Carpenter, and Elizabeth Walvoord. I could not read several names on the sign-in sheet. Chairman Hodges asked if there were any changes to the minutes of the September 15, 2022 meeting, and if none, for a motion to approve. Motion made by Cole, seconded by Bebout, with Delhay, Bebout, Hodges, Wirthele, Cole, and Warner voting aye. Minutes approved.

Public Hearing to approve/deny the Final Plat of M & M Commercial Park Subdivision, a 14-lot subdivision located in the North  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Section 33, T.9N, R.9E as requested by Roland L. Meyer. Site is located 630 feet south of Highway # 2 on North 4<sup>th</sup> Road.

Dan Rosenthal and Roland Meyer presented the plat with several changes from the preliminary plat. Rosenthal added several drainage easements and moved some lot lines to accommodate some existing drainage areas. Schmitz requested the County Engineer to review the drainage plan by REGA Engineering. REGA and the county engineer made contact and revised and added some easements and drainage pipes as per the County Engineers request.

The four test wells have not been dug yet but will be before the November 17, 2022 meeting. John Brinkman also approved the drive location of Falcon Lane off of North 4<sup>th</sup> Road. Cole made a motion to approve plat, with the condition that the well reports get sent to Schmitz to review, seconded by Warner, with Bebout, Cole, Warner, Delhay, Wirthele, and Hodges voting aye. Plat approved with the condition listed. The plat will now go to the County Commissioners for approval/denial at the October 25, 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 Schomerus Subdivision, a six acre tract of land located in the West  $\frac{1}{2}$  of the S.E.  $\frac{1}{4}$  of Section 14, T.8N, R119E as requested by Wayne L. and Kathleen A. Schomerus. Site is located on J Road  $\frac{1}{4}$  mile east of Road # 34.

Schmitz stated that Andrew and Louise Vogt plan on building a house. Andrew presented a permit from Rural Water District # 3 stating they could get a hookup. The hookup fee of \$ 6000.00 is paid. John Brinkman approved the location of the new driveway.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Wirthele, seconded by Bebout, with Delhay, Bebout, Cole, Wirthele, Warner, and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the October 25, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Review adjustments to Preliminary Plat of M & M Commercial Park Subdivision as listed above in these minutes. Most of the items requested were fixed except for the test wells.

Reviewing of Energy Regulations by sub-committee. A continuing study. Next committee meeting is November 4, 2022 and changes to regulations will be reviewed. Handout was given to members of planning commission by a member of the Otoe County Wind Forum. Discussion was not to be allowed according to Hodges but some discussions were held. Hodges stated that there is another sub-committee meeting on November 4.

New Business:

**Reappointment of Charles Cole and Stephanie Shrader to the Planning Commission for a three year term. Cole said he could be reappointed even though he is running for commissioner but Shrader was not present. Warner made a motion to reappoint Cole and Shrader, seconded by Delhay with all voting aye to send names to commissioners for approval.**

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

**Motion carried. Meeting adjourned at 7:42 P.M.**

**The next scheduled meeting will be November 17, 2022.**

**Minutes by Zoning Administrator David Schmitz**