

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
NOVEMBER 17, 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, Stephanie Shrader and Daniel Hodges. Present for the meeting were Zoning Administrator David Schmitz, Ann & Todd Boellstorff, Ron Ehmen, Susan Royal, Jane & Jack Jenkins, Cathy Reichs, Pam and Phil Troupe, Jan Hunt, Ann Hiller, Dennis Cheney, Tom Heller, Loyd Teten, Pete Bell, Doyle McGill, Bill Aultz, Jon Bowers, Amanda Penner, Julie Davis, Paul & Sheryl Aufenkamp, Stephanie Stedman & Marty Stedman and Cliff Davis. I could not read several names on the sign-in sheet.

Chairman Hodges asked if there were any changes to the minutes of the October 20, 2022 meeting, and if none, for a motion to approve. Motion made by Delhay, seconded by Cole, with Delhay, Bebout, Hodges, Wirthele, Cole, and Warner voting aye. Shrader abstained. Minutes approved.

Public Hearing to approve/deny the subdivision plat of the Schreiter Subdivision a 3.00+- acre tract located Part of the N.E. ¼ of Section 16, T.8N, R.13E as requested by Kurt M. Schreiter, Mary M. McCoy and David W. Schreiter. Site is located at 5372 I Road. The agenda listed the tract as 5 acres whereas it should have said 3 acres. The plat is correct. Schmitz found this after the meeting. Schmitz presented the plat for the Schreiter's and explained it is the old farmstead minus the four grain bins. It has rural water. After some discussion, Chairman Hodges asked for a motion to approve, with motion made by Bebout, seconded by Warner, with Bebout, Cole, Warner, Delhay, Wirthele, Shrader and Hodges voting aye. Plat approved. The plat will now go to the County Commissioners for approval/denial at the November 22, 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 Francois Subdivision, a five-acre tract of land located in the North ½ of the S.E. ¼ of Section 4, T.8N, R13E as requested by Mark Francois, Manager of Schreiner 9, LLC.

Site is located on North 54th Road ¼ mile north of H Road.

Schmitz stated that Adrian and Steven Francois plan on building a home on this lot. They applied for a rural water permit. Schmitz spoke to one of the water board members and he stated that the permit will be approved. After some discussion, Chairman Hodges asked for a motion to approve, motion made by Cole, seconded by Delhay, with Delhay, Bebout, Cole, Wirthele, Warner, Shrader and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the November 22, 2022 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Review sub-committee recommendations on the Wind Turbine Commercial Regulations and Land use categories affecting these regulations.

**SECTION 8.08 COMMERCIAL / UTILITY GRADE CONVERSION SYSTEMS,
8.08.01 TO 8.08.05**

Schmitz had sent a handout to planning commission dealing with these regulations. Hodges went thru the recommended changes. A church definition was added to definitions. They reviewed all the additions and changes one by one.

Many of the changes were miss-spelling or numbering. The setbacks were discussed at length and the board was in agreement on the changes. The biggest change is that commercial grade systems will not be allowed in any district except AG-1. A new addition brought by Hodges was Retroactivity and Repowering. These will be addressed in the revised regulations to be brought at the December 15,

2022 public hearing. Noise levels were discussed and the changes that are being made coincide with Lancaster County to some degree.

Under Section 4.04, Land Use Categories under Public/Private Utilities and Commercial Services. It was decided to leave the Wind Energy Conversion Systems-Commercial/Utility Grade as a conditional use under AG-1 only. The remainder of the districts in this category will not allow any commercial systems. Nothing will be changed under Accessory Uses as these are for non-commercial systems. There was a motion to approve the changes / revisions of the sub-committee draft, motion made by Bebout, seconded by Shrader, with Bebout, Cole, Wirthele, Warner, Shrader and Hodges voting aye. Delhay voted no.

It was discussed possibly moving the December 15 meeting even though the zoning administrator is opposed to it. Schmitz will speak to the Chairperson of the Otoe County Commissioners and Ann Boellstorff.

New Business:

ADJOURNMENT

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

Motion carried. Meeting adjourned at 9:18 P.M.

The next scheduled meeting will be December 15, 2022.

Minutes by Zoning Administrator David Schmitz