

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
JANUARY 19, 2023
SYRACUSE, LIBRARY
496 5TH STREET
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, Richard Warner, Cheri Wirthele, Stephanie Shrader and Daniel Hodges. Cole has resigned from the Planning Commission since he was appointed the District # 1 County Commissioner. Zoning Administrator Schmitz was absent. No sign-ins for speakers.

Chairman Hodges asked if there were any changes to the minutes of the December 15, 2022 meeting, and if none, for a motion to approve. It was noted that the minutes should be changed to insert Chairman instead of chainman of the Planning minutes and a note on inserting a word in the wind turbine regulation to say looked over color of blades by Shrader. Motion to approve minutes with changes by Bebout, seconded by Warner, with Delhay, Bebout, Hodges, Wirthele, and Warner voting aye. Minutes approved.

Public Hearing to approve/deny new zoning regulations on Commercial / Utility Grade Wind Energy Systems, Section 8.08, 8.08.01 to 8.08.06, #18, & Section 4.04, Land Use categories, Use Category- Public / Private Utilities and Communication Services, Use Type- Wind Energy Conversion Systems - Commercial / Utility Grade, change to Wind Energy Conversion Systems - Commercial / Utility Grade to be allowed by CONDITIONAL USE in the Ag-1 District, ONLY.

There are two revisions to the proposed regulations in Section 8.08.06, Item # 14, sixth line down where five years should be marked out as being in the old regulations. The second change is in Item # 19, 5th Sentence where it should read that all components of the aggregate CWECS. Delhay mentioned that he was proud of those in the county who educated everyone. Motion to approve minutes with changes by Wirthele, seconded by Bebout with Shrader, Wirthele, Bebout, Hodges and Warner voting aye. Delhay voted no. Motion approved. The regulations will now go to the Board of Commissioners for approval/denial on January 31, 2023 commencing at 8:30 A.M in the Otoe County Courtroom.

No old or new business.

Discussion was listed on agenda on how many buildable lots could be on a quarter but the situation has been resolved since the neighbors are going to purchase the land north of their tracts. That way the 80 to the west can be built on.

ADJOURNMENT

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

Motion carried. Meeting adjourned at 7:24 P.M.

The next scheduled meeting will be February 16, 2023 at the Syracuse Library.

Minutes by Secretary Wirthele and Zoning Administrator Schmitz

