

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
MAY 18, 2023
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 7:04 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Cheri Wirthele, Stephanie Shrader, and Richard Warner. Present for the meeting were Zoning Administrator David Schmitz, Ann Boellstorff, Darin Sornson and Chad Neubauer. Chairman Hodges asked if there were any changes to the minutes of the April 20, 2023 meeting, and if none, for a motion to approve. Motion made by Bebout, seconded by Wirthele, with Delhay, Bebout, Wirthele, Hodges, Shrader and Warner voting aye. Minutes approved.

Communications: Schmitz was contacted by Ann and Chad Neubauer about their applications. Hodges was also contacted by Jared Sornson about the Mylar being in Saint Joseph at the time of the meeting. Jared will bring it to him this weekend if approved.

A Public Hearing to approve/deny the subdivision plat of Darin Sornson Subdivision, a 4.00 +- acre tract of land located in the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 26, T.8N, R.13E as requested by Bradley J. Homeyer, Successor Trustee of the William Homeyer Revocable Trust dated June 1, 2011. Site is located at the intersection of South 58th & L Roads.

Darin Sornson was present and stated he will be building a house on the site next spring. Schmitz stated that the property has an approved permit from the Rural Water Board and that the line has good pressure at this site. Schmitz will be preparing an easement for the rural water as agreed to between the Schomerus's and Sornson's. Schmitz reminded Darin that since rural water is available, he must hook up into it according to regulations. Schmitz had surveyed the lot and stated the west line was about 25 feet west of the west tree line. Schmitz also stated there is an old barn on the property. Chairman Hodges asked for a motion to approve, motion made by Warner, seconded by Schrader, with Wirthele, Delhay, Bebout, Hodges, Shrader and Warner voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the May 23, 2023 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

In old business, questions were asked about the woodworking shop on Highway # 2 west of Palmyra. Schmitz stated that the site is under state review for turn lanes.

Under new business, there was one application by Chad Neubauer being considered. Schmitz also received an application by Ann Boellstorff on the meeting date. Schmitz found a difference between the application form and the planning commission bylaws. Neubauer and Boellstorff had also discussed this problem. The application states that an applicant must be a resident and own land

in the county whereas the bylaws state that the applicants only need to be residents. Schmitz said that he was sure that the bylaws would be the regulation to follow and not the application form. Boellstorff stated she is withdrawing her application if the bylaws were being followed because she was only interested in the board having seven members. Schmitz will check with the county attorney just in case. After some more discussion, Hodges asked for a motion to approve the recommendation to the County Commissioners of Chad Neubauer according to the bylaws, motion made by Bebout, seconded by Delhay, with Wirthele, Delhay, Bebout, Hodges, Shrader and Warner voting aye. Recommendation approved.

Discussion:

1. Delhay said he would volunteer to be the planning commission representative to the Board of Adjustment replacing the retired Bill Umland. This will be brought before the Planning Commission at the next meeting.
2. Bebout brought up the possible errors in our cell tower regulations as presented by a representative of Verizon. Schmitz will study this and contact Keith Marvin, our zoning consultant.
3. Boellstorff also wondered when the county would begin a study of our solar farm regulations. Schmitz stated he was waiting for Cass County to approve theirs and then a review could begin, if needed.

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

Motion carried. Meeting adjourned at 7:38 P.M.

The next scheduled meeting will be June 15, 2023.

Minutes by Zoning Administrator David Schmitz