

**OTOE COUNTY PLANNING COMMISSION  
UNAPPROVED REGULAR MEETING MINUTES  
JULY 20, 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 7:00 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Cheri Wirthele, Stephanie Shrader, Chad Neubauer, and Richard Warner. Present for the meeting were Zoning Administrator David Schmitz, Ann Boellstorff & Tod Boellstorff, Lydia Robertus, Josh Banderas of "The Acreage", Tom Banderas, Jonathan Brinkman, Andrew Willis, Matt Beede, of Beede Outdoors, John DeBoer, Walter & Jenny Powell, Rob Ellis, Quinn Beecham, Keith Kimbell, Gregory and Rebecca Martin and Carlton Clark.

Chairman Hodges asked if there were any changes to the minutes of the May 18, 2023, meeting, and if none, for a motion to approve. Motion made by Bebout, seconded by Delhay, with Delhay, Bebout, Wirthele, Hodges, Shrader, Neubauer and Warner voting aye. Minutes approved.

A Public Hearing to approve/deny a conditional use for a building facility to hold weddings, and receptions, corporate events, birthdays, graduations, and charitable events to be Part of a 59.06+- acre tract located in the South ½ of the S.E. ¼ of Section 28, T.8N, R.9E as proposed by Jonathan and Rhonda Brinkman, owners. Site is located at South 6<sup>th</sup> & L Roads. This usage will be in the TA-1 District.

Andrew Willis, attorney, was present as well as Lydia Robertus and Josh Banderas representing "The Acreage". Schmitz had handed out the application as well as numerous printouts of building locations, etc. as well as a letter from Britt Moser with concerns. Andrew also had a sketch layout of the facility and parking plan. The building will be 13,000 square feet and will be situated about 700-800' from L Road. The normal dates for activities will be Fridays, Saturdays, and Sundays. The building will have two floors. No parking will be allowed on the county road. There is good visibility for the access drive. There will be at least a 20,000-gallon water tank for storage for the inhouse sprinkler system. There will be catered food and they will need a state liquor license. John DeBoer, a neighbor to the north, would like to see the land remain in grass and that a septic system would be inadequate with the possibility of having 400-500 people attend at some time. Schmitz stated that there is a well on the property that pumps at 50 gallons a minute. Walter & Jenny Powell have worries about how the sewage will be handled and the water usage as well as the safety issues from drivers that have been drinking. They are also worried about the noise from the facility. Carlton Clark says the road right now with a traffic count of around 40 drivers a day is unsafe. Rob Ellis said he has three small boys and is also worried about the road safety from dust and drivers that have been drinking. The Boellstorff's are worried about the water usage affecting the neighbor's wells. Quinn Beecham will be building a new home on the east side of 6<sup>th</sup> road and is worried about the dust. A

few more of those attending also spoke and all were worried about the road safety.

Hodges then closed the public hearing and turned the matter over to the planning commission. Calcium chloride was mentioned as a possible way to keep the road dust down when events are to be held. Bebout and Delhay stated that eight residences are allowed in the TA-1 district so water should not be a big issue for this facility. After quite a bit more discussion, Hodges asked for a motion to approve or disapprove. Bebout made to motion to approve with the condition that the owners of said facility will coordinate with the road department to help with dust control, seconded by Shrader. Then more discussion was held with additional conditions being a maximum of one application of calcium chloride per year, and the lighting on the premises be directed to the facility. Shrader and Bebout accepted the additional conditions. Hodges called for the vote, with Bebout, Wirthele, Hodges, Neubauer, and Delhay voting aye. Voting nay were Warner and Shrader. Motion carried.

The conditional use application will now go to the County Commissioners for approval/denial at the August 1, 2023, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.

**A Public Hearing to approve/deny a conditional use for a controlled shooting facility by shotgun only to be in Part of the S.W. ¼ of Section 13, T,9N, R.10E & Part of the N.W. ¼ of Section 24, T.9N, R.10E as proposed by Matt Beede of Beede Outdoors and Keith Kimbell, owner. Site is located at approximately North 22<sup>nd</sup> and D Roads. This usage will be in the AG-1 District.**

Schmitz had handed out the application packets to the planning commission. Matt Beede then made a presentation on the usage of the land and handed out a more detailed map showing where the leased ground will be. This new location is about one mile from his other leased ground. There will be 12 controlled hunting signs around this area. There will be no target shooting, shotguns only. No liquor license or building will be put on the leased site. The safety setbacks for shotguns is 100 yards. Gregory and Rebecca Martin, neighbors to the northeast were present to present their concerns. They are very afraid of people trespassing on to their property. They are afraid for their safety and about the noise at different times at 9:00 in the morning. Scott Mueller said that he was not against the usage but that his son might be building a new home on his property. Hodges asked for any other public comments and there were none. He then handed the discussion over to the planning commission. The biggest problem seemed to be how close the hunting area would be to the Martin's Pond. Beede then proposed that the east side of the leased area will be moved 100 yards to the west of the property line and then south to the section line for safety purposes.

Hodges then asked for a motion to approve, with Shrader making the motion with the condition that the lease are would be moved 100 yards west of the property line in the S.W. ¼ of Section 13, seconded by Warner, with Bebout, Wirthele, Hodges, Neubauer, Warner, Shrader and Delhay voting aye. Motion carried.

The conditional use application will now go to the County Commissioners for approval/denial at the August 1, 2023, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.

**Under New Business, Douglas Delhay has volunteered to be the representative on the Otoe County Board of Adjustment. This will be a three- year term. Schmitz stated that the Board of Adjustment does not meet very often. Hodges then asked for a motion to recommend Delhay to be appointed to the Board of Adjustment, motion made by Wirthele, seconded by Shrader, with Bebout, Wirthele, Hodges, Neubauer, Warner, and Shrader. Delhay abstained. Recommendation approved. The recommendation will now go to the County Commissioners for approval at the August 1, 2023, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.**

**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 9:30 P.M.**

**The next scheduled meeting will be August 17, 2023.**

**Minutes by Zoning Administrator David Schmitz**