

**OTOE COUNTY PLANNING COMMISSION
APPROVED REGULAR MEETING MINUTES
NOVEMBER 16, 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 7:20 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Chad Neubauer, and Stephanie Shrader. Absent were Warner and Wirthele. Present for the meeting were Zoning Administrator David Schmitz, Zachary Williams, Patsy Meyer, Dan Watermeier and Dan Nelson.

Chairman Hodges asked if there were any changes to the minutes of the October 19, 2023, meeting, and if none, for a motion to approve. Motion made by Delhay to approve the minutes, seconded by Neubauer, with Delhay, Bebout, Hodges, Neubauer voting aye. Shrader abstained. Minutes approved.

A Public Hearing to approve/deny a conditional use permit for a proposed 245 foot self-support cell tower with a 100'x100' fenced compound and lease area located in Part of the North ½ of the N.W. ¼ of Section 19, T.8N, R.11E as proposed by Andrew Dewhirst, agent for Powder River, on behalf of Tillman Infrastructure and Verizon on the Douglas and Lori Carlson property. The site is located at 2466 J Road. Schmitz handed out the plans and letters from neighbors to the Board and gave a short presentation. He stated that the \$600.00 application fee had been paid. Williams gave a short presentation on the proposed site explaining there are no towers within 2 miles. The proposed tower meets the 1:1 setback from the right-of-way line of J Road but is only 132+-' southeast of the house. Williams explained that the house is uninhabitable and should have to meet the setback. Dan Watermeier stated he is against the tower because he wants to plat several acreages north of the site and has an east-west grass runway north of J Road. Schmitz informed him that only four dwellings are allowed in the AG-1 district. Ryan McIntosh also had sent a letter to Schmitz asking the Board to move it further southwest as their back porch and living room windows face toward the site. The landowner stated the location is where a cow lot once existed and does not interfere with the farming operation as much. Planning members then discussed the possibility of moving it ¼ mile to the south but then would affect neighbors to the northwest and south. Bebout then made a motion to approve the conditional use with the condition the house would be knocked down. Hodges then asked for a second and did not receive one. Motion failed. More discussion was held, and it was discussed 24th road is not a good road and would have to be graded and rocked. Fiber-optic lines are also on J Road and there is none on 24th Road. Williams stated that quite a bit of engineering and study was done on this location, and it seemed to be the best location. There was more discussion and Hodges said he was for the location if the landowner would knock the house down. The landowner agreed. Bebout again made a motion to approve, seconded by Hodges, with the condition that the house would be imploded or torn down before a building permit could be issued for the tower,

seconded by Hodges, with a reluctant Delhay voting aye, Bebout and Hodges also voted aye. Voting no were Neubauer and Shrader, Motion passed. The conditional use permit will now go to the County Commissioners for approval/denial at the November 20, 2023, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.

The new business was for a possible proposed green anhydrous ammonia project with Frontier Cooperative. It would involve about 60 +- acres of land and could lower fertilizer costs by up to 30%. This was handed out by Schmitz for information only. It would require a conditional use permit and public hearing.

Discussion was held to discuss the replatting of Lot 4, golden View Subdivision south of Palmyra on South 8th Road. The plat was for four lots and Mr. Nelson wishes to split the lot in two five acre tracts. Nelson explained that he had dug four test wells, and they were from 12 to 40 gallons a minute. The reason Schmitz brought this to the Board was to get their approval of the subdivision as he will do an administrative replat. The Board agreed. Schmitz will proceed with the replat.

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

Motion carried. The meeting was adjourned at 8:10 P.M.

The next scheduled meeting will be December 21, 2023.

Minutes by Zoning Administrator David Schmitz