

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
MAY 16, 2024
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 7:06 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Chad Neubauer, Cheri Wirthele, Stephanie Shrader, Richard Warner and Daniel Hodges. Present for the meeting were Zoning Administrator David Schmitz, Neil & Stephanie Stedman, Aubrey Jongebloed, Steve Mossman, attorney, Gena & John Jongebloed, and Ben Hobbs. Chairman Hodges asked if there were any changes to the minutes of the April 18, 2024, meeting, and if none, for a motion to approve. Motion made by Delhay to approve the minutes, seconded by Neubauer, with Wirthele, Delhay, Bebout, Neubauer, Shrader, Warner and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Connie-Pietzyk-McDonald Subdivision, a 5.64 +- acre tract located in part the N.W ¼ of the N.E. ¼ & part of the N.E. ¼ of the N.W. ¼ of Section 4, T.7N, R.11E as proposed by Connie J. Pietzyk-McDonald. The site is located at 2902 M Road. This subdivision is part of an existing farmstead.

Schmitz stated he was representing the McDonald's and had surveyed the property. The lot has rural water and enough land in case the existing laterals fail. The plat meets all required setbacks, and the \$100.00 subdivision fee was paid. . Hodges asked for a motion to approve, with Warner making the motion to approve, seconded by Shrader, with Neubauer, Delhay, Wirthele, Bebout, Hodges, Shrader and Warner voting aye. Subdivision approved. The subdivision will now go to the County Commissioners for approval/denial at the May 21, 2024, 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 private dog kennel to exceed the four dog limit located on a 23.78+- acre tract located in Part the N.W ¼ of Section 10, T.7N, R.10E as proposed by John H. Jongebloed and Gena Jongebloed. The site is located at 1818 N Road.

Schmitz stated that the dog kennel was built without a building permit and without a conditional use permit to exceed the four dog limit. The building permit fee was paid, and the \$ 600.00 application fee was paid. A letter from the Campbells, north of the site, was handed out to planning members. The letter states that the dogs are very noisy, and they would like to see the kennel moved from its location. The lot has rural water and a state permit for a septic tank for the animal waste. This permit is for a post-construction permit. Steve Mossman, attorney with Mattson-Ricketts, was present to answer any questions. He handed out a photo from the GIS site to the planning members. Schmitz had handed out the application to board members with attachments. The application listed 18 dogs. The kennel is not used commercially to generate revenue from breeding or boarding. The

Jongebloed's own the dogs. Any training is offsite. John Jongebloed would like to have a maximum of 18 to 22 dogs in the facility. He stated he has put up a wood fence around the kennel area to help with the noise. He also has put anti-barking devices on the dogs. Bebout stated he thinks this permit should be for a commercial kennel permit and quoted Statute 64-57 on the number of dogs allowed. Mossman says he will check out that statute. After some more discussion with planning members, Hodges opened the public hearing to the people attending. Neil and Stephanie Stedman were present to voice their objections to this facility due to noise and traffic. Hodge stated that the planning commission is not happy when facilities like these are built without permits. Jongebloed replied that he was not aware of these permits being needed. Hodges stated people need to check with the zoning administrator before they build facilities like these. Ben Hobbs stated that he thinks they run a very good operation and feels they will do a good job with the kennel. Another comment from the crowd stated the Jongebloed's are good people and was there to support them. The farmer adjacent says that his grain bin dryers make as much noise as barking dogs and sometimes will run for months. Another comment there should be penalties for people that don't get the proper permits. Hodges agreed but said the zoning regulations do not call for penalties. Shrader stated there should be some kind of noise plan for the property. Bebout made a motion to deny the private kennel permit, seconded by Neubauer. Discussion followed. It was decided among the board members that the permit should be tabled to next month's meeting. Bebout then made a motion to table action on the motion to deny the private kennel permit until next month's meeting, seconded by Neibauer, with Hodges asking for a vote to table, with Delhay, Shrader, Wirthele, Neubauer, Bebout, Warner and Hodges voting aye to table till next month's meeting. Schmitz will notify the Clerk to table the hearing in front of the commissioners to next month.

New Business: Hodges gave a short report on the first solar energy regulations study on updating the regulations that were approved in 2016. It was brought to Schmitz's attention that Chairperson Hodges was not on the approved committee but that the chairperson always sits on these workshop committees. The first committee workshop consisted of Danny Crossover, Alternate Doug Delhay, Chad Neubauer, Schmitz, and Dan Hodges. Schmitz is working on the first redraft of the regulations and will send them to the committee before the next workshop on June 5 @ 9:30 A.M at the EMA conference room in the courthouse basement. Crossover is going to ask for an extension of the moratorium of any new application for a solar farm.

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

Motion carried. The meeting was adjourned at 8:16 P.M.

The next scheduled meeting will be June 20, 2024.

Minutes by Zoning Administrator David Schmitz

