

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
JULY 18, 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 7:01 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Cheri Wirthele, Richard Warner and Daniel Hodges. Absent was Chad Neubauer and Stephanie Shrader. Present for the meeting were Zoning Administrator David Schmitz.

Chairman Hodges asked if there were any changes to the minutes of the June 20, 2024, meeting, and if none, for a motion to approve. There was a misspelling on Chad Neubauer's name, and Chris Hunt was at the previous meeting, not Chris Daniels. Motion made by Wirthele, with the corrections noted, second by Warner, with Wirthele, Delhay, Bebout, Warner and Hodges voting aye. Minutes approved with corrections.

Neubauer arrived at 7:13 P.M.

A Public Hearing to approve/deny the subdivision plat of Fleischman 3rd Subdivision, a 3.00 +/- acre tract located in the N.E. ¼ of the N.E. ¼ of Section 1, T.9N, R.9E as proposed by Daren L. Fleischman and Valoris J. Fleischman. The site is located at 1667 North 12th Road.

Schmitz presented the plat and said there is an existing well that was tested 10+ years ago. There is not an availability of Cass County rural water according to a neighbor. Bebout was worried about the existing well not being good enough for resale. Schmitz had informed the Fleischman's that they may have to put a reverse osmosis machine in the house for drinking water.

Bebout made a motion to approve with the condition that the well water be tested for quantity and quality, seconded by Delhay, with Hodges, Neubauer, Wirthele, Warner, Delhay and Bebout voting aye. The subdivision plat will now go to the county commissioners on July 30 for approval or denial.

Old Business: None

New Business: Solar Energy Regulations

There was a workshop on July 2 where some changes/additions were made. Present at the workshop for the solar energy workshop on July 2, 2024, were Danny Crownover, Chuck Cole, Dan Hodges, Cheri Wirthele and Chad Neubauer. Also present was Zoning Administrator David Schmitz. Some items discussed were the conditional use for every application to be \$ 600.00 and building permit for every application to be \$ 1500.00. The fees will have to be justified. Schmitz will send out the final draft to the entire board.

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

Motion carried. The meeting was adjourned at 7:22 P.M.

The next scheduled meeting will be August 15, 2024.

Minutes by Zoning Administrator David Schmitz