

**OTOE COUNTY PLANNING COMMISSION  
UNAPPROVED REGULAR MEETING MINUTES  
AUGUST 15, 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 7:00 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Cheri Wirthele, Richard Warner, Chad Neubauer, Stephanie Shrader and Daniel Hodges. Present for the meeting were Zoning Administrator David Schmitz, Carson Bohlmeyer, Dean and Carol Buhr, Bryan Stukenholtz, Ann Boellstorff, and Meagan Seymour, Jeremy Bowers, and Chris Meeks, all from OPPD, Garrett Williams and Aaron Brewer with HDR Engineering.

Chairman Hodges asked if there were any changes to the minutes of the July 18, 2024, meeting, and if none, for a motion to approve. Motion made by Delhay, seconded by Warner, with Wirthele, Delhay, Bebout, Warner, Shrader, Neubauer and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Bruning Subdivision, a 4.32 +- acre tract located in Part of Tract 31-2 in the N.W.  $\frac{1}{4}$  of Section 31, T.9N, R.9E as proposed by Roland L. Meyer. The site is located at 76 F Road (Highway#2).

Schmitz presented the plat and said there is a brand new well installed several months ago. Carson Bohlmeyer, buyer of said lot, was present and stated he is planning on building a new home on the property. A perc test has not been done but he has enough acres to build a lagoon if he needs to. No rural water is available. A test for nitrates was not done.

Chairman Hodges asked for a motion to approve, with Neubauer making the motion, seconded by Delhay, with Hodges, Neubauer, Wirthele, Warner, Delhay, Shrader and Bebout voting aye. The subdivision plat will now go to the county commissioners on August 27 for approval or denial.

2<sup>nd</sup> Public Hearing to approve/deny the subdivision plat of Stukenholtz 2<sup>nd</sup> Subdivision, a 10.0 +- acre tract located in Part of the N.E.  $\frac{1}{4}$  of Section 17, T.7N, R.14E as proposed by Bryan Stukenholtz and Shawn Stukenholtz. The site is located at 1340 S. 64<sup>th</sup> Road (U.S. highway # 75).

Bryan was present and Schmitz presented the plat and said there is rural water on Lot 2 of subdivision. The property has two access drives at the house site and at the very north end of the property. NDOT does not claim any right-of-way in Section 17 as it never was purchased according to the state engineer. The west edge of new Highway # 75 is 75-90' east of this subdivision.

Chairman Hodges asked for a motion to approve, with Bebout making the motion, seconded by Wirthele, with Delhay, Hodges, Neubauer, Wirthele, Warner, Shrader and Bebout voting aye. The subdivision plat will now go to the county commissioners on August 27 for approval or denial.

**3<sup>rd</sup> Public Hearing to approve/deny the subdivision plat of Languis-Buhr Subdivision, a 4.12 acre tract located in the North ½ of N.W. ¼ of Section 7, T.7N, R.9E as proposed by Dean A. Buhr and Carol J. Buhr, a married couple, The site is located at 22100 South 190<sup>th</sup> Street**

**Dean and Carol were present at the meeting. Schmitz presented the plat and explained that the lot is part of an existing farmstead. Dean explained that the house is in poor shape but hopes to sell it as is. He provided a well test and the results were real good.**

**Chairman Hodges asked for a motion to approve, with Bebout making the motion, seconded by Wirthele, with Delhay, Hodges, Neubauer, Wirthele, Warner, Shrader and Bebout voting aye. The subdivision plat will now go to the county commissioners on August 27 for approval or denial.**

**Old Business; None**

**New Business: Schmitz had sent out the first proposed draft of the new solar energy regulations to the Planning Commission as put together by the solar committee. Delhay and Shrader had comments on some revisions they thought would be good. The board went thru the existing regulations and made several changes as well as removed some of the regulations. They are too numerous to mention here but Schmitz was directed to make the changes/revisions and get ready for a public hearing in September. There was no formal motion to approve the changes.**

**Review and approve/deny a siting request for an ash disposal site west of the OPPD plant. A detailed layout of the plan was handed out to the planning commission. Three representatives from OPPD were present as well as two representatives from HDR engineering. OPPD has purchased 382 acres west of the old railroad line and Steamboat Trace trail. There will be an initial 40 acres to be used. They will cap and retire the existing landfills on the plant site. Everything will be done according to NDEE regulations and will need state approval. Wirthele stated she would like them to put a solar array on the old fly ash pit. They will consider that.**

**Shrader made a motion to move forward with the new disposal area, with the conditions that the access point for both sites be located north of the NRD's railhead for Steamboat Tract Trail with the road to the site to be shown on drawings, and no fly ash will be allowed to be brought in from other sites other than the Nebraska City OPPD plant adjacent to the fill sites, second by Warner, with Delhay, Hodges, Neubauer, Wirthele, Warner, and Shrader voting aye. Bebout voted no. The siting or disposal site will now go to the county commissioners for approval/ denial on September 10.**

**Motion to adjourn @ 9:45 P.M by Neubauer, second by Shrader with all voting aye. Motion carried.**

**Next Meeting will be on September 19, 2024**

