

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
FEBRUARY 20, 2025
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 Stephanie Shrader, Howard Bebout, Doug Delhay, Richard Warner, Cheri Wirthele, Chad Neubauer, and Daniel Hodges. Present for the meeting were Zoning Administrator David Schmitz, Seth Vontz with BLV Falcon, LLC, and Pam Lefferdink for the Ruge plat, and Dan Thomson. There were several others attending that did not sign in.

Chairman Hodges asked if there were any changes to the minutes of the January 16, 2025 meeting, and if none, for a motion to approve. Motion made by Shrader, seconded by Delhay, with Bebout, Shrader, Hodges, Delhay, Neubauer, Wirthele and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Ruge's Cozy Acres Subdivision, a 5.26+- acre tract of land located in the South ½ of the S.E. ¼ of Section 17, T.9N, R.11E as requested by Ward Ruge, Jenny Ruge and Pamela Lefferdink. Site is located at 2745 D Road.

Pam Lefferdink had some comments about the property including that the house and barn would most likely be torn down before the sale. Schmitz stated that Ward Ruge had contacted rural water for a permit since the well is no good. The acreage is large enough for a septic system or a lagoon according to Schmitz. Schmitz stated that the property is part of an existing 8.72+- acre tract where the west 3.81+- acres will be put back with the farm and an additional 0.35+- acres is being added to include the driveway which is now part of the farm. No neighbors were present at the meeting. Bebout said that he would like to see a permit which they don't have now. Ruge stated to Schmitz that Rural Water would allow him a hookup.

Schmitz stated that either a well or rural water permit will be necessary before they can get a building permit. After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner, that the subdivision be approved if they can get a water permit within 90 days, with a second by Warner, with Shrader, Bebout, Delhay, Warner, Wirthele, Neubauer, and Hodges voting aye. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval/denial at the February 25, 2025, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny the subdivision plat of J & D Reese Subdivision, a 3.00 +- acre tract of land located in the North ½ of the N.W. ¼ of Section 16, T.8N, R.13E as requested by Janis Gress. The site is located @ 5246 I Road. Schmitz was present to explain that the layout of the lot was changed but that the acres

remain the same. This was due to miscommunication between Mrs. Gress and David Schmitz, the surveyor. It was never approved by the commissioners.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Neubauer, that the subdivision plat be approved with Shrader, Bebout, Delhay, Warner, Wirthele, Neubauer, and Hodges voting aye. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval/denial at the February 25, 2025, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny a conditional use for a commercial building where the building stalls may be Leased or sold in Lots 10 & 11, M & M Commercial Park Subdivision, located in the North ½ of the N.W. ¼ of Section 33 T.9N, R.9E as requested by Seth Vontz with BLV Falcon, LLC. Site is located at 447 Falcon Drive.

Schmitz handed out the proposed plans of the building to all the planning members. Vontz was present to explain the usage of the building which will be 21, 600 square feet with 12 bays. There is an existing well on the property and a sewage lagoon has been designed by the architect in the southwest corner of the property. This will be the first phase of a possible additional five buildings in a possible ten year plan. The building can have 1800 square feet bays if desired and can be larger depending upon the user of the bays. According to Vontz, there is a state statute allowing a condominium building like these where the bays will actually be sold. Bebout commented about the size of the proposed lots but Schmitz stated that this is a commercial subdivision, and that no residences can be built on the subdivision. Dan Thomson volunteered that he would get Schmitz some information on the statute and a sample of a subdivision plat. Vontz accepted this. Schmitz had explained to Vontz when he applied for the conditional use that our present regulations do not allow individual commercial lots to be sold, whereas they can be leased. The condo association (when formed) would be responsible for the upkeep of the property. Other questions about parking and how the permits would be issued. A public hearing would be necessary to approve this type of subdivision. Schmitz and Thomson will get together on the 27th to discuss this type of subdivision and requirements.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout to approve the building permit with leasing only, seconded by Neubauer, with Neubauer, Delhay, Bebout, Shrader, Warner, Wirthele, and Hodges voting aye. Conditional use permit approved.

The conditional use permit will now go to the County Commissioners for approval/denial at the February 25, 2025, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: none

New Business: none

Discussion: none as the proposed owner of the lot along Highway # 2 did not attend.

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. Meeting adjourned at 8:24 P.M.

The next scheduled meeting will be March 20, 2025.

Minutes by Zoning Administrator David Schmitz