

**OTOE COUNTY PLANNING COMMISSION  
UNAPPROVED REGULAR MEETING MINUTES  
MARCH 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 7:04 P.M. and answering to roll call were Stephanie Shrader, Howard Bebout, Doug Delhay, Richard Warner, Chad Neubauer, and Daniel Hodges. Present for the meeting were Zoning Administrator David Schmitz. There were several others attending the meeting. Chairman Hodges asked if there were any changes to the minutes of the February 20, 2025 meeting, and if none, for a motion to approve. Motion made by Delhay to approve the minutes with one correction with a rural water permit, if possible, to be inserted in the 3<sup>rd</sup> paragraph as recommended by Bebout, seconded by Warner, with Bebout, Shrader, Hodges, Delhay, Neubauer, and Hodges voting aye. Minutes approved.

A workshop to discuss possible changes to our zoning regulations involving 'condominium regime' lots in our commercial subdivisions. Schmitz had sent out packets to the planning for review and a condominium regime example in Lancaster County. Schmitz stated he had spoken to several zoning administrators and that they had not added any major changes to their zoning regulations, except definitions had been added in Sarpy and Hamilton Counties. Schmitz spoke with the Lancaster zoning administrator, and he said they followed State Statutes from 76-824 to 76-894. Any condominium regime projects were handled by the building inspection department and had to conform to their existing zoning regulations and building codes. Hodges and Schmitz stated the regime projects should remain in primarily the FLEX-1 Districts where projects such as these would fit well. The original building being proposed at 447 Falcon Drive is located in a commercial subdivision and had the conditional use approved with leasing, not sales, at this time.

Bebout had serious concerns about this type of sales in existing buildings and thought there could be sewer issues down the road. He believes they belong in cities where municipal sewer and water are available. There is a lagoon designed in the subdivision where the first building will be built. Our present comprehensive plan does not include anything about condominium regime uses. Schmitz said that the uses of the bays in the buildings will be controlled by the zoning regulations and building permits. If the use of the bays do not follow our land uses, then a conditional use will be needed. Hodges stated that we must allow this type of use in buildings. The Board thought that a certificate of occupancy should be issued for each bay that is sold and would be issued by the county building inspector to conform to the statutes described above. Leasing is allowed in the buildings. There is a possibility of six buildings being built on the Falcon Drive property. Again, Bebout and other members of the Board stated their concerns about the lagoon handling that many different bays which could be up to twelve per building. The Board then directed Schmitz to contact Marvin

**Planning, the Otoe Counties consultant, for help on this matter. Schmitz said he could not handle the rewriting of our regulations, if any are needed.**

**Old Business: none**

**New Business: none**

**Discussion: Schmitz had two landowners contact him and wondered why they have to have a conditional use to build in the FLEX-1 district. They are considering having a small business on the new lots. Neubauer says he sees no reason for the regulation to be changed as the primary use in the FLEX district is for businesses along the highways. Schmitz said that an existing residence that was in existence in 2016 would be allowed to do an acreage split for that residence. Schmitz will contact the landowners and tell them that they will need a conditional use to build a new home.**

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

**Motion carried. Meeting adjourned at 8:37 P.M.**

**The next meeting scheduled will be on April 17, 2025.**

**Minutes by Zoning Administrator David Schmitz**