

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
APRIL 17, 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 Howard Bebout, Doug Delhay, Richard Warner, and Daniel Hodges. Cheri Wirthele abstained. Absent was Stephanie Shrader and Chad Neubauer. Present for the meeting were Zoning Administrator David Schmitz, Derek McGinnis, and Todd Zahn.

Chairman Hodges asked if there were any changes to the minutes of the March 20, 2025 meeting, and if none, for a motion to approve. Motion made by Delhay, seconded by Warner, with Bebout, Hodges, Delhay, Wirthele and Hodges voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of D & T McGinnis Subdivision, a 3.66 +/- acre tract of land located in the West ½ of the S.E. ¼ of Section 33, T.8N, R.13E as requested by Beverly J. McGinnis, a life estate, Cindy L. McGinnis, Trustee of the Cindy L. McGinnis Trust, and Kent A. McGinnis, Trustee of the Kent A. McGinnis Trust. Site is located ¾ mile east of M & 52nd Roads.

The site is for a new residence for Derek McGinnis and Taylor McGinnis. It has a restricted rural water permit. Derek McGinnis was present for the meeting and said there was no water for a well. Schmitz said it was one of the last hookups for rural water in his district.

After some more discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Delhay, with Bebout, Delhay, Warner, Wirthele, and Hodges voting aye. Subdivision plat approved.

The subdivision plat will now go to the County Commissioners for approval/denial at the April 22, 2025 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Chad Neubauer arrived at 7:10 P.M.

A Public Hearing to approve/deny the subdivision plat of T & C Subdivision, a 5.00 +/- acre tract of land located in Part of parcel A in the S.W. ¼ of Section 5, T.8N, R.10E as requested by Todd L. Zahn and Corinne K. Zahn. The site is located @ the northeast corner of 14th & H Roads. Todd Zahn was present at the meeting. This site is for a new residence. Schmitz was present to explain that there is a rural water hookup available as one of the neighbors said he had given an easement to the rural water district. One neighbor had called with questions if more lots could be developed. Schmitz said probably yes, if Zahn can get the hookups. Zahn stated that well drilling is not an option. Another neighbor called with questions about being able to spread manure on his farm. Schmitz said if he does not have a commercial feedlot operation, that there should be no problem as it is part of the farming operation.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner, Neubauer, that the subdivision plat be approved with 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 March 25, 2025 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Condominium Regime

Schmitz emailed John Sheppard with Marvin Planning about any possible changes to our zoning regulations. Sheppard said that he didn't propose anything now, it is more of a legal issue than a zoning issue. He said that the State Statutes on this use of lots pretty much state what can be done and that a county cannot really not do anything to stop them from coming. Bebout is against any regulation which would allow these. Schmitz stated that they are regulated by building and zoning permits, and the uses allowed by our zoning regulations. This is done by at least three zoning administrators, and they stated they did not change their zoning regulations. Will need to get more information to proceed with any changes.

New Business: none

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

Motion carried. Meeting adjourned at 7:40 P.M.

The next scheduled meeting will be May 15, 2025.

Minutes by Zoning Administrator David Schmitz