

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
MAY 15, 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 Howard Bebout, Doug Delhay, Richard Warner, Daniel Hodges, Chad Neubauer, Cheri Wirthele & Stephanie Shrader. Present for the meeting were Zoning Administrator David Schmitz, Alexa Bohac, Tanner Schmitz, Brad Maybee, Jerry Moeller & Ann Post.

Chairman Hodges asked if there were any changes to the minutes of the April 17, 2025 meeting, and if none, for a motion to approve. Motion made by Bebout, seconded by Wirthele, with Warner, Bebout, Hodges, Delhay, Wirthele and Hodges voting aye. Shrader Abstained. Minutes approved.

Reappointment of Officers to Planning Commission for May 2025 to May 2026

Chad Neubauer & Dan Hodges were nominated as Chairman. Wirthele motioned for nominations to cease, seconded by Shrader. Neubauer withdrew his name as a candidate. Motion to approve Dan Hodges as Chairman by Wirthele, seconded by Shrader, with Wirthele, Warner, Bebout, Delhay, Shrader, & Neubauer voting aye. Hodges Abstained. Hodges approved.

Chad Neubauer was nominated as Vice-Chairman. Bebout motioned for nominations to cease, seconded by Shrader. Motion to approve Chad Neubauer as Vice Chairman by Bebout, seconded by Shrader, with Wirthele, Warner, Bebout, Shrader, Delhay, & Hodges voting aye. Neubauer abstained. Neubauer approved.

Cheri Wirthele was nominated as Secretary. Bebout motioned for nominations to cease, seconded by Shrader. Motion to approve Cheri Wirthele as Secretary by Bebout, seconded by Shrader, with Shrader, Warner, Bebout, Delhay, Neubauer & Hodges voting aye. Wirthele abstained. Wirthele approved.

A Public Hearing to approve/deny the subdivision plat of Francke Subdivision, a 3.29 +/- acre tract located in the N.W. ¼ of the N.E. ¼ of Section 8, T.9N, R.9E as requested by Willaim Siefert, President of Francke Farms Inc. This is an existing farmstead located at the southeast corner of North 3rd & B Roads. Ann Post stated the acreage has rural water, & also stated that the entire taxes for 2024 were paid. The acreage is part of a farm.

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

The subdivision plat will now go to the County Commissioners for approval/denial at the May 20th, 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 Maybee 2nd Subdivision a 3.01+- acre tract located in the North ½ of Section 12, T.7N, R.14E as requested by Brad L. Maybee, Trustee of the Brad L. Maybee Trust, & Tanner Schmitz. The site is located on County Road N, ½ mile east of County Road 72. Maybee & Schmitz were present at the meeting. This site is for a new residence. David Schmitz was present to explain that there was a well test & that the nitrate level was low. The water is a little hard according to the report.

After some discussion, Chairman Hodges asked for a motion to approve, motion made by Bebout, seconded by Warner with Bebout, Delhay, Warner, Wirthele, Neubauer, Shrader & 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 has not spoken with consultants since receiving an email. Hodges will contact them further next month.

New Business: none

Schmitz stated that he was very proud of the planning commission members the last 18 years & had enjoyed being the zoning administrator. Hodges said that Schmitz had been the best zoning administrator he had worked with. Schmitz stated he believes Dan Thomson will do a good job as zoning administrator.

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

Motion carried. Meeting adjourned at 7:26 P.M.

The next scheduled meeting will be June 19, 2025.

Minutes by Zoning Administrator David Schmitz