

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
JUNE 19, 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, Cheri Wirthele, and Stephanie Shrader. Absent was Chad Neubauer. Present for the meeting were Zoning Administrator Dan Thomson, Jim Hughes, Drew Beers, Steve Martin, John and Cheryl Halvorsen, Jeff Parker, and Branden Bender. Bebout welcomed new Zoning Administrator Dan Thomson.

Chairman Hodges asked if there were any changes to the minutes of the May 15, 2025 meeting, the date of the County Commissioners meeting of March 25, 2025, changed to May 20, 2025. Motion to approve. Motion made by Shrader, seconded by Warner, with Bebout, Delhay, Wirthele and Hodges voting aye. Neubauer absent. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of M & J Acres Subdivision, a 3.43 +- acre tract of land located in Part of the S.W. 1/4 of the S.E. 1/4 of Section 31, T.9N, R.11E as proposed by John D. Halvorsen and Cheryl A. Halvorsen, husband and wife. This is an existing house site @2509 G Road. Site has rural water as it is existing farmstead.

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

The subdivision plat will now go to the County Commissioners for approval/denial at the July 1, 2025 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Neubauer arrived at 7:18 pm.

A Public Hearing to approve/deny the subdivision plat of Pinpoint Subdivision, a 3.00 +- acre tract of land located in Part of Lot 9, Replat of Lot 2, Schram Subdivision located in the South 1/2 of the S.E. 1/4 of Section 10, T.8N, R.13E as proposed by Linda Scholting, Trustee of the Louis G. Riha and Shirley A. Riha Living Trust. This site is presently being used for business and is in the FLEX-1 Zoning District. This site is located at 5571 I Road.

Branden Bender and Jeff Parker, neighbors to the east of the Proposed Subdivision, had questions on the future use of the property. Jim Hughes, of Jim Hughes Real Estate, representative for owners, spoke on behalf of owners in support of the Subdivision. Zoning Administrator stated that this is an approved use for this zoning designation. Site is an existing business, and has power and water.

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

The subdivision plat will now go to the County Commissioners for approval/denial at the July 1, 2025 meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

Old Business: Condominium Regime

Discussion on updating Condominium definition to remove 'apartments' and revise the Zoning Matrix to adopt the State Statutes on this use. Possibly add Conditional Use/Certificate of Occupancy/Business Owners Association as a condition of approval. Thomson stated that the usage allowed in zoning would need to be met for approval of a condo. Thomson will reach out to Marvin Planning for possible updates. Will need to get more information to proceed with any changes.

New Business: none

Discussion item: Drew Beers, owner of TA-1 property south of Syracuse, and Steve Martin, Alliance for the Future of Agriculture in Nebraska, appeared for discussion of allowing a chicken farm in the TA zoning. Current Zoning does not allow this. Petitioners would like to contemplate changing the Zoning to AG in this area. Hodges indicated that this could be a contentious topic, but will take this into consideration. Will add to July 17 Agenda. Wirtherle pointed out that the Comprehensive Plan is supposed to be reviewed every 8-10 years, current Plan adopted in 2016.

There being no further business, Shrader requested a motion to adjourn, seconded by Delhay, with all members present voting aye to adjourn.

Motion carried. Meeting adjourned at 8:42 P.M.

The next scheduled meeting will be July 17, 2025.

Minutes by Zoning Administrator Dan Thomson.