

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
OCTOBER 19, 2023
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, Dan Hodges, Chad Neubauer, and Richard Warner. Absent were Shrader and Wirthele. Present for the meeting were Zoning Administrator David Schmitz, Ann Boellstorff, Tyson Franzen, Tracey Bendams, Jason and Janie Guenther, and Ron Ehmen.

Chairman Hodges asked if there were any changes to the minutes of the July 20, meeting, and if none, for a motion to approve. Delhay stated that he and Wirthele had voted nay on the Beede Outdoors permit. Motion made by Delhay to make changes to the minutes, seconded by Neubauer, with Delhay, Bebout, Hodges, Neubauer and Warner voting aye. Minutes approved.

A Public Hearing to approve/deny the subdivision plat of Guenther Ranch Subdivision, a 5.36+- acre tract located in the South ½ of the S.W. ¼ of Section 27, T.9N, R.12E as proposed by Jason and Janie Guenther. The site is located 933 feet east of 42nd Road on F Road.

Jason and Janie Guenther were present and stated they intend to build a house at the west end of said lot. Schmitz stated that rural water has been run to the site and that they are over three acres so a lateral system or lagoon system can be used. There is no other residence on the 70 acre tract. There is an existing residence directly south of this lot. Motion made by Neubauer, seconded by Warner, with Delhay, Bebout, Hodges, Neubauer and Warner voting aye.

Subdivision approved. The subdivision plat will now go to the County Commissioners for approval/denial at the October 24, 2023, meeting commencing at 8:30 A.M at the Otoe County Courthouse District Courtroom.

There was no old or new business.

Discussion was held to discuss a new glamping business to be built on a 20 acre tract on North 32nd Road by Tracey Bendams. Tracey handed out a brochure detailing the project to the planning commission and the audience. There are to be six tent sites and possibly six permanent cabins. The existing house site would be used for the employee maintaining the operation. This site is in the AG-1 District. There would be 4-7 part and full time employees on the site. It would be operated year round. She also wishes to sell alcohol and have a general store on the site. As Schmitz had told her previously, alcohol sales and the general store are not allowed in the AG-1 district. She would have a trailer for the sales. It would be stretching the seasonal cabins or dwellings usage. The planning members advised to find a site in the Flex-1 district or even in the Transitional

agriculture district. Ron Ehmen feels that this usage does not fit with the AG-1 district. Hodges stated she should look for another property as the planning commission could possibly approve the camping part of the project but not the rest of the proposed project.

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

Motion carried. Meeting adjourned at 8:15 P.M.

The next scheduled meeting will be November 16, 2023.

Minutes by Zoning Administrator David Schmitz