

**AGENDA**  
**KEITH COUNTY PLANNING COMMISSION**

July 2, 2020

As per Governor Pete Ricketts' Executive Order, dated March 17, 2020, No. 20-03, Corona Virus – Public Meetings Requirement Limited Waiver, the Keith County Planning Commission meeting, scheduled for 6:30 P.M. July 2, 2020 will be conducted with a virtual meeting option via the ZOOM Meetings Platform. Meeting location is the former NPPD building, 202 South Spruce Street, Ogallala, Nebraska (east entrance).

The Link, Call In number & Meeting ID are provided below. For assistance, please contact the Keith County Planning/Zoning Office at 308-284-3556.

Community/Meeting: Keith County Planning Commission  
Meeting Date: Thursday, July 2, 2020  
Meeting Time: 6:30 P.M. Join Zoom Meeting <https://zoom.us/j/3719670516?>  
Meeting ID: 371 967 0516  
Telephone numbers: 1-253-215-8782 or 1-301-715-8592

This agenda shall be kept continuously current.

Call to Order \_\_\_\_\_(time)

ROLL CALL (Note open meeting booklet) – Recognition of recording devices.

Lafan _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Koontz _____	Murray _____	T. Holscher _____

COUNTY LIAISON: \_\_\_\_\_  
STAFF: \_\_\_\_\_  
GUESTS: \_\_\_\_\_

**APPROVAL OF AGENDA:**

Comments: \_\_\_\_\_  
Motion to: \_\_\_\_\_  
Motion by: \_\_\_\_\_      Seconded by: \_\_\_\_\_

**APPROVE THE MINUTES:** Approval of the March 12, 2020 regular meeting minutes.

Comments: \_\_\_\_\_  
Motion to: \_\_\_\_\_  
Motion by: \_\_\_\_\_      Seconded by: \_\_\_\_\_

**PUBLIC HEARING ITEMS:**

**Request by Lance Bohall for a Replat of Lot 2 of Eagle Canyon Park Addition, commonly known as 1069 West Lakeview Road, located in 21-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_  
Motion by: \_\_\_\_\_      Seconded by: \_\_\_\_\_  
Recommended Motion approve: \_\_\_\_\_  
Recommended Motion to deny: \_\_\_\_\_  
Board Discussion, Terms: \_\_\_\_\_  
Roll Call Vote: \_\_\_\_\_

**Request by Mark Mason and Denise Salter for a Conditional Use Permit (#20-46) for a Dwelling Unit: Vacation Rental located in Lot 7 Replat of Eagle Bay Townhouses, commonly known as 7 Eagle Bay, located in 26-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

**Request by Liberty Rental Properties, LLC for a Conditional Use Permit (#20-47) for a Dwelling Unit: Vacation Rental located in Tr in NW ¼ of 7-14-38, commonly known as 174 Ogallala Beach Lake, Keith County, Nebraska.**

**Request by Crystal Frank for a Conditional Use Permit (#20-48) for an accessory use on a lot without primary use located in Lot 1 Bay Meadows Subdivision, commonly known as 1 Bay Meadows, located in 23-15-39, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

**Request by Robert Stalker for a Change of Zone from HD to TS for Lot 3 Kramer's 1<sup>st</sup> Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

**Request by Robert Stalker for a Conditional Use Permit (#20-49) for an RV Campground located in Lot 3 Kramer's 1<sup>st</sup> Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska.**

**Request by Mako Chmi Club for a Text Amendment of the Keith County Zoning Regulations for the relaxation of setbacks due to the development and topography of the Mako-Ch-Mni Subdivision, more specifically, "Exclusive to the Mako Ch Mni Subdivision, Front and Corner setbacks for all buildings shall be 25 feet from the center of the existing road."**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

**Request by Ken and Tammy Reit for a Conditional Use Permit (#20-50) for an accessory use on a lot without primary use located in Lot 7-8 Blk 1 Mako-Ch-Mni Subdivision, located in 2-14-39, Keith County, Nebraska.**

**Request by Brian Conley and Michele Green for a Conditional Use Permit (#20-51) for Caretaker Living Quarters in Highway District located in Lot 1 Dorris 2<sup>nd</sup> Subdivision, commonly known as 295 Highway 92 West, located in 19-15-38, Keith County Nebraska.**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

**Request by the Planning Commission for a Text Amendment for inclusion in the Keith County Zoning Regulations to be imposed on Dwelling Unit: Vacation Rentals. The Regulations include, but are not limited to:**

- **Quiet time after 11:00 a.m.**
- **Trash to be disposed of properly.**
- **No on street parking**
- **Occupancy Limit imposed**
- **Number of on-site parking spaces**
- **Two or more written complaints in a six-month time period shall initiate a written warning to the property owner. A response to the complaint is required to be received from the property owner. The planning commission and the county board will review said complaints and at their discretion may terminate the Conditional Use Permit for Dwelling Unit: Vacation Rental.**
- **Density may be a condition for non-approval of a Dwelling Unit: Vacation Rental Conditional Use Permit.**
- **In the event a Dwelling Unit: Vacation Rental: is operating without a Keith County Conditional Use Permit, there shall be a per day fine imposed.**

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_

Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

ITEMS FOR DISCUSSION:

NEXT MEETING

August 6, 2020 –7:30 P.M. Former NPPD Building, Meeting Room, 202 S Spruce, Ogallala, NE (use east entrance).

PUBLIC COMMENT:

ADJOURN by consent Time: \_\_\_\_\_

\*\*The agenda contains a list of subjects known at the time of its distribution May 18, 2020. A current copy is kept on file at the off-campus Planning and Zoning office, 333 East 2<sup>nd</sup> Street, Ogallala, NE 69153. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the schedule commencement of the meeting. Individuals attending this meeting are invited to make comments during "Public Comment".