

AGENDA
KEITH COUNTY PLANNING COMMISSION

July 23, 2020 – 7:30 p.m.
Keith County Roads Department Meeting Room
202 S Spruce Street, Ogallala, NE (use east entrance)

This agenda shall be kept continuously current.

Call to Order _____(time)

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

Laflan _____ Spurgin _____ L. Holscher _____
Adams _____ Frates _____ Elliott _____
Koontz _____ Murray _____ T. Holscher _____
COUNTY LIAISON: _____
STAFF: _____
GUESTS: _____

APPROVAL OF AGENDA:

Comments: _____
Motion to: _____
Motion by: _____ Seconded by: _____
Roll Call Vote:
Adams _____ Frates _____ Elliott _____
Koontz _____ Murray _____ T. Holscher _____
Spurgin _____ L. Holscher _____ Laflan _____

APPROVE THE MINUTES: Approval of the April 2, 2020 regular meeting minutes.

Comments: _____
Motion to: _____
Motion by: _____ Seconded by: _____
Roll Call Vote:
Koontz _____ Murray _____ T. Holscher _____
Spurgin _____ L. Holscher _____ Laflan _____
Frates _____ Elliott _____ Adams _____

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:
Spurgin _____ L. Holscher _____ Laflan _____
Frates _____ Elliott _____ Adams _____
Murray _____ T. Holscher _____ Koontz _____

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: _____

Reason: _____

Board Discussion, Terms: _____

Roll Call Vote:

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

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.

Comments: _____

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____ Recommended Motion to deny: _____

Reason: _____

Board Discussion, Terms: _____

Roll Call Vote:

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

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: _____

Reason: _____

Board Discussion, Terms: _____

Roll Call Vote:

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

Request by Robert Stalker for a Change of Zone from HD to TS for Lot 3 Kramer’s 1st 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: _____

Reason: _____

Board Discussion, Terms: _____

Roll Call Vote:

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

Request by Robert Stalker for a Conditional Use Permit (#20-49) for an RV Campground located in Lot 3 Kramer’s 1st 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: _____

Reason: _____

Board Discussion, Terms: _____

Roll Call Vote:

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

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: _____
 Reason: _____
 Board Discussion, Terms: _____
 Roll Call Vote:
 Laflan _____ Spurgin _____ L. Holscher _____
 Adams _____ Frates _____ Elliott _____
 Koontz _____ Murray _____ T. Holscher _____

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.

Comments: _____
 Motion by: _____ Seconded by: _____
 Recommended Motion approve: _____ Recommended Motion to deny: _____
 Reason: _____
 Board Discussion, Terms: _____
 Roll Call Vote:
 Adams _____ Frates _____ Elliott _____
 Koontz _____ Murray _____ T. Holscher _____
 Spurgin _____ L. Holscher _____ Laflan _____

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 2nd 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: _____
 Reason: _____
 Board Discussion, Terms: _____
 Roll Call Vote:
 Koontz _____ Murray _____ T. Holscher _____
 Spurgin _____ L. Holscher _____ Laflan _____
 Frates _____ Elliott _____ Adams _____

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:

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

ITEMS FOR DISCUSSION:

NEXT MEETING

August 6, 2020 –7:30 P.M. Keith County Roads Department 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 July 8, 2020. A current copy is kept on file at the off-campus Planning and Zoning office, 333 East 2nd 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".