

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
KEITH COUNTY COURTHOUSE MEETING ROOM  
January 9, 2020 – 7:30 p.m.

Present: Koontz, Murray, Adams, Elliott, Frates, Laflan, and Spurgin  
Excused: L. Holscher and T. Holscher  
Administrator: Burke and Kling  
County Liaison: Joan Ervin  
Guest(s): Brad Radisewitz and Joan Ervin

The meeting was called to order at 7:30 p.m. by Chairman Koontz. The Open Meetings Act poster is posted on the north wall of the meeting room. Recognition of recording by the Chairman Koontz.

**APPROVAL OF THE AGENDA:**

It was moved by Elliott and seconded by Laflan to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

**MINUTES:** It was moved by Elliott and seconded by Spurgin to approve the December 5, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

**PUBLIC HEARING ITEMS:**

Request: **Request by John and Linda Moore for a Final Plat of Moore Replat of Lots 14 & 15 of Lakeview Hills #2 Subdivision, located in Section 25, Township 15 North, Range 40 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Board Discussion. It was moved by Laflan and seconded by Elliott to approve. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by Bradley and Judy Radisewitz for a Final Plat of Radisewitz/Vogl Replat of Lot 1 of Radisewitz Administrative Replat and Lots 16 & 17 of Simpson's First Subdivision, located in Section 8, Township 15 North, Range 39 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Board Discussion. It was moved by Elliott and seconded by Adams to approve. Roll Call Vote. All Present Yes. Motion Carried.

**ITEMS FOR DISCUSSION:**

The Planning Commission continued to give input on several topics up for text amendments. 1) Definitions of attached/detached – The structures must share an attached roof. 2) Residential accessory buildings without a primary use: making the option only available by CUP – Remove as a permitted by right option and require property owners in residential districts to apply for a Condition Use Permit regardless of the lot size. 3) Food trucks – Information was not presented on this topic. 4) Camping on lots – Discussed further defining the boundaries, more specifically expanding the established Lake Area boundary to include area north of Highway 92. County Attorney Fair has been asked to develop a resolution to ticket individuals who are camping on vacant lots. Discussion was once again held in regards to the enforcement feasibility of this regulation. 5) Vacation Rental by Owner in all zoning districts – Ok to include as Conditional Use option in Agricultural and Transitional Agricultural zoning districts. 6) Conex containers – One conex container per lot to be permitted by right in Agricultural and Transitional Agricultural zoning districts. Additional conex containers will need to apply for a Conditional

Use Permit. Conex containers will not be allowed in residential zoning districts except for storage during construction with an active building permit. 7) Hotel/Motel – Amending the definition to remove campground and court. 8) Group Housing – Remove group housing use, including but not limited to cabins, motels, and lodges. 9) Living Quarters –Accommodations within a primary or accessory building including, at a minimum, a kitchen, bathroom, and bedroom, which meets the minimum design standards found in these regulations. 10) Nebraska Game & Parks Camping Policy – Discussion on how changes will affect local business owners, lake storage incline/decline, master plan’s quick implementation, surcharge options, and necessity for Game & Parks to establish control.

The Planning Commission would like the Planning & Zoning Administration to contact local news media to notify the public about the February text amendments.

**ADJOURN:**

Adjourn by consent at 8:16 p.m.