

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
KEITH COUNTY COURTHOUSE MEETING ROOM  
October 3, 2019 – 7:30 p.m.

Present: Adams, Koontz, L. Holscher, Palmer, T. Holscher, Laflan, and Elliott

Absent: Spurgin

Excused: Frates

Administrator: Burke

County Liaison: Joan Ervin

Guest(s): Ryan Dickinson, Loy and Jean Baumann, David, Loray, and Annie Hastings, Tony Wells, Laurie Walrod, Ralph Moul, Mike Tuenge, Glen and Jeanine Wickersham, Lee and Betty Robinson, Cliff Brown, Bonnie Nemecek, Bob Neuhalfen, Margaret Ford, Boyd Eveland, and James Beal

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 L. Holscher and seconded by Adams to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

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

**PUBLIC HEARING ITEMS:**

**Request: Request by Haythorn Land & Cattle Company for a Final Plat of Road Dedication located in Sections 14, 15 & 23, Township 15 North, Range 39 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Public opposition was voiced specific to drainage issues, increased traffic volumes, safety issues, trespassing, increase in ATV activity, road maintenance responsibilities and expenses, and an increase in property taxes. Ralph Moul addressed concerns about fire equipment accessibility and 90 degree turning issues. Nemecek spoke as Haythorn's representative on how they have met all of the Keith County regulations and beyond by including two access points, she also stated maintenance of the road would be the property owner's responsibility and is denoted in the Covenants. Dickinson addressed the reasoning behind the access points to not only stay within the confinements of Haythorn owned property, but also to match up to an existing road of 66 feet to meet the required minimum design standards. Board discussion was held in regards to if the road dedication qualifies as a true subdivision, if so, all the regulations need to be followed as set forth, specifically Article 3, Section 2 of the Subdivision Regulations. Discussion was also held on making a decision based off the information as presented and not taking into account the presumption of the future intent to subdivide the land. It was moved by Adams and seconded by Elliott to deny the road dedication request based on the failure to comply with the subdivision regulations. Roll Call Vote. Laflan – No, Adams – Yes, Koontz – Yes, Palmer – Yes, L. Holscher – Yes, Elliott - Yes. T. Holscher – No. (5-2) Motion Carried.

**Request: Request by Haythorn Land & Cattle Company for a Final Plat of Road Dedication located in the N ½ of Sections 19 & 20, Township 15 North, Range 38 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Public opposition was voiced specific to the location of the west access point. Board Discussion was held on the issue being paperwork technicalities and not the fundamental placement of the road. As well as continued discussion on basing a decision off of the information being presented. It was moved by Adams and seconded by Elliott to deny the road dedication request based on the failure to comply with the subdivision regulations. Roll Call Vote. Laflan – No, Adams – Yes, Koontz – Yes, Palmer – Yes, L. Holscher – Yes, Elliott - Yes, T. Holscher – No. (5-2) Motion Carried.

**Request: Request by The Shores, LLC for a Final Plat of Phase #2 of The Shores at Bayside, located in the West ½ of Section 22, Township 15 North, Range 40 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

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

**Request: Request by James Beal for a Final Plat of James Beal Minor Subdivision located in the SW ¼ of Section 33, Township 13 North, Range 41 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

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

**Request: Request by Bob Neuhalfen for a Final Plat of Neuhalfen Replat of Lots 1-4 & 13-15, Block 4, Mako-Ch-Mni Subdivision, located in Section 2, Township 14 North, Range 39 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Board discussion was held in regards to the Replat exceeding the regulation that only allows one accessory building over 300 sq ft in size per residential lot. Alternative options were discussed specific to either attaching the garage to the house via breezeway or altering the Replat to include three lots rather than the proposed two. Bob Neuhalfen and Margaret Ford withdrew this request to decide on an alternative solution.

**Request: Request by Scott Allen for a Final Plat of Allen Replat of Parcels 1, 2, 4 & 5 of the Replat of Shelburne's Tracts 1A, 1B, 2, 3 & 4 and Lots 1 & 2 of Shelburne's 2<sup>nd</sup> Replat, all located in the West ½ of the W ½ of Section 33, Township 13 North, Range 39 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Board discussion was held in regards to the tracts of land that were subdivided and recorded without coming before the Planning Commission, as well as how the lots have multiple zoning designations. It was discussed if a change in zone to Agricultural District would make the proposal acceptable. Dickinson mentioned that this replat is an attempt to clean up the lots by combining multiple smaller lots into two larger lots with a house on each lot. It was moved by Elliott and seconded by L. Holscher to deny based on the accessory buildings and the lot size. Roll Call Vote. All present - Yes. Motion Carried.

**ITEMS FOR DISCUSSION:**

Recording of substandard lots/tracts of land by Warranty Deed – Item was not discussed at this time.

**ADJOURN:**

Adjourn by consent at 9:22 p.m.