

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

Present: Koontz, L. Holscher, Palmer, T. Holscher, Laflan, Elliott, and Frates  
Excused: Adams and Spurgin  
Administrator: Burke  
County Liaison: Joan Ervin  
Guest(s): Bob Neuhalfen, Scott Allen, and Monte Docekal

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 Elliott 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 October 3, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

**PUBLIC HEARING ITEMS:**

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

Request: **Item 1 - 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 and part of the W ½ of Section 33, Township 13 North, Range 39 West, all located in the W 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.**

**Item 2 - Request by Scott Allen for a Change of Zone from RR to A Lot 1 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 and part of the W ½ of Section 33, Township 13 North, Range 39 West, all located in the W 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 what the agricultural use of the property is that classifies this as a farm/ranch. Scott Allen addressed this concern with the easement areas being utilized by the local farmer for ingress and egress to his scales and granaries. It was moved by Frates and seconded by L. Holscher to approve Item 1 and Item 2. Roll Call Vote. All present - Yes. Motion Carried.

**ITEMS FOR DISCUSSION:**

Recording of substandard lots/tracts of land by Warranty Deed – Planning Commission considers this to be a legal matter that should be handled by Attorney Fair. Commissioner Ervin suggested this matter be discussed with Keith County Clerk's office, more specifically Sandy Olson and Chris McKnight.

Future Text Amendments – Topics that have been reoccurring issues for the Zoning office were presented to the Planning Commission members to give them a chance to review the items prior to further discussion at the December meeting.

Planning Commission Vacancy – Kent Palmer has submitted his resignation effective December 31, 2019. The position will be advertised in early December.

**ADJOURN:**

Adjourn by consent at 7:50 p.m.