

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
KEITH COUNTY COURTHOUSE MEETING ROOM  
December 5, 2019 – 7:30 p.m.

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

Excused: Laflan and Spurgin

Administrator: Burke and Kling

County Liaison: Joan Ervin

Guest(s): Lynn McGaha, Dan and Roxanne Rosencutter, Darlene Romine, Brad and Judy Radisewitz, and Elizabeth Sillasen

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 November 7, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

**PUBLIC HEARING ITEMS:**

Request: **Request by Dan and Roxanne Rosencutter for a Conditional Use Permit (#19-03) for a Dwelling Unit: Vacation Rental located in Block 4 Replat of Lots 1-4 Block 1 & Block 4 of John Berry's Subdivision, located in Section 17, Township 15 North, Range 39 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.**

Board Discussion was held in regards to the accessory building being utilized as "living quarters" and therefore being required to have a minimum size of 801 square feet. There was also discussion about if this vacation rental was a commercial business operating under the guise of a residential accessory building. Since the vacation rental will not include a kitchen, it is classified as guest quarters not living quarters and does not require a minimum of 801 square feet. As the property owners have brought this matter before the Planning Commission, the commercial use has been disclosed. It was moved by Frates and seconded by Adams to approve. Roll Call Vote. Adams – Yes, Koontz – Yes, Frates – Yes, Palmer – Yes, Elliott – Yes, T. Holscher – No, L. Holscher – Yes. Motion Carried (6-1).

Request: **Request by Jerry and Sally Call for a Final Plat of Jerry Call Replat of Lot 4, Block 7, of Bennett's Lakeshore Replat & Lot 105 of Lakeshore Subdivision, all located in Lakeshore Subdivision, located in Section 6, 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 L. Holscher to approve. Roll Call Vote. All present - Yes. Motion Carried.

**ITEMS FOR DISCUSSION:**

The Planning Commission gave input on several topics up for consideration to be modified or included in the zoning regulations. Based on the public hearing items for the evening, the Planning Commission would like to see living quarters defined in the regulations. 1) Definitions of attached/detached – The structures must be attached by the roof line to be considered attached. 2) Residential accessory buildings without a primary use: making the option only available by CUP – Receptive to only allowing

accessory buildings without a primary residence in residential zoning districts as a conditional use permitted by special review no matter the size of the lot. 3) Food trucks – The Planning Commission was open to allowing this use in commercial districts as long as the property owner gives permission to park at the location and the truck has the appropriate food safety permits. 4) Camping on lots – There was no group consensus on this topic, the reoccurring issue at hand is the enforcement of the determined regulation. 5) Vacation Rental by Owner in all zoning districts – Vacation rentals were ok to be included in the Agricultural district permitted by conditional use. 6) Conex containers – These are not seen as a problem for agricultural and commercial areas, but would need more restrictions when located in a residential area. This could include screening requirements and limitations of one per lot. 7) Floodplain – After further training and research Floodplain Administrator, Elizabeth Sillasen, would like to include additional language to the floodplain article to include a reference to Technical Bulletin #10 and noting the requirement of three points of inspection for all floodplain permits.

January Planning Commission Meeting Date – Due to the holidays, the Planning Commission would like to schedule the next meeting for January 9, 2020.

**ADJOURN:**

Adjourn by consent at 8:44 p.m.