

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
December 6, 2018 – 7:30 p.m.

Present: Laflan, L. Holscher, Adams, Koontz, Palmer, & T. Holscher.
Excused: Spurgin & Elliott
Administrator: Poltack
County Liaison: Toney Krajewski
Guests: Donald Baker, Ryan Dickinson, Kenneth Lipp, & 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 Administrator.

APPROVAL OF THE AGENDA:

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

MINUTES: It was moved by Adams and seconded by Palmer to approve the November 1, 2018 minutes as presented. Roll Call Vote. All Yes. Motion Carried.

PUBLIC HEARING:

Request by the County Board for a review and amendment of the Comprehensive Plan amending the language in Primary Agriculture, Transitional Agriculture, and Rural Residential to remove as an incompatible use mobile homes as a single-family dwelling unless located within a mobile home park.

Review of the information presented in the 2018 updated Comprehensive Plan presented by Administrator. Discussion by the Board. It was moved by Adams and seconded by T. Holscher to recommend removal of “mobile homes as a single-family dwelling unless located within a mobile home park” as an incompatible use out of Primary Agriculture, Transitional Agriculture, and Rural Residential as located in the Comprehensive Plan. Roll Call Vote. All Yes. Motion Carried.

Request by Tim & Jane O’Connor for a final plat of Tim O’Connor’s 3rd Replat located in Lot 1, Tim O’Connor’s 2nd Replat and Lot 8, Block 1, Bennett’s Lakeshore Replat, Located in Section 6, Township 15 North, Range 40 West of the 6th P.M. Keith County, Nebraska.

Statement of Fact was presented by the Administrator. Board Discussion. It was moved by Laflan and seconded by L. Holscher to recommend approval of the replat as presented. Roll Call Vote. All Yes. Motion Carried.

Request by Michael Seeley of Lake McConaughy LLC for a final plat of New Lot B-40 and Outlot “C” Replat located in Lot B-39 and Lot B-40 of the Cabins at the Dunes Addition #1, Located in Section 31, Township 15 North, Range 39 West of the 6th P.M. Keith County, Nebraska.

Statement of Fact was presented by the Administrator. Board Discussion. Ryan Dickinson provided additional information regarding the replat and the following Conditional Use Permit request. It was moved by Laflan and seconded by T. Holscher to recommend approval of the replat as presented. Roll Call Vote. All Yes. Motion Carried.

Request by Michael Seeley of Lake McConaughy LLC for a Conditional Use Permit (CUP #18-07) to build a 50' x 50' accessory building to be constructed on a lot less than 2 acres and located in Outlot "C" replat, Cabins at the Dunes Addition #1, Located in Section 31, Township 15 North, Range 39 West of the 6th P.M. Keith County, Nebraska.

Statement of Fact was presented by the Administrator. Board Discussion on the regulations in Residential Median Density District and lot area without a primary use. It was moved by Laflan and seconded by Palmer to recommended approval of CUP#18-07. Roll Call Vote. Laflan-Yes, L. Holscher-Yes, Adams-No, Koontz-Yes, Palmer-Yes & T. Holscher-No. Motion Carried.

ACTION ITEMS:

Approval for WCNDD to update the Planning/Zoning Regulations.

Board discussion. It was moved by L. Holscher and seconded by Laflan to recommend approval for WCNDD to update the Keith County Planning/Zoning Regulations. Roll Call Vote. All Yes. Motion Carried.

ITEM FOR DISCUSSION:

Recommendation for Small Scale Solar Regulations.

Board discussion. Adams and Laflan reported that the committee consisting of L. Holscher, Laflan, Adams and King worked with Jeremy Ewert to further define the regulations. Board Chairman requested this matter be placed on the January agenda for approval and recommendation of the Small Scale Solar Regulations. A thank you note will be mailed to Quick Electric for the assistance provided by Jeremy Ewert.

Discussion on conex storage containers and chemical totes

Board discussion. These items will be reviewed to be addressed in the updated zoning regulations

Board Liaison advised there is an individual showing interest in being appointed to the Planning Commission. Mr. Krajewski was advised that the individual would need to submit their interest to the County Clerk.

The Board Chairman requested that a discussion of the Planning Commission ByLaws be placed on the meeting agenda in January for review and possible modification.

ADJOURN:

The meeting was adjourned by consent at 8:14 p.m.