

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
March 13, 2020 – 6:30 p.m.

Present: Koontz, Adams, Elliott, L Holscher, Spurgin, and Laflan. Frates entered the meeting at 7:53 p.m.

Excused: T. Holscher and Murray

Administrator(s): Kling, Poltack, Kuskie

County Liaison: Joan Ervin

Guest(s): Cody Bohall, Amy Hill, Michelle Segovia, Mariana Harrison, Michael Tuenge, Angelo Maestas, Russell Albee, Renee Albee, Anthony Palmieri, Lynn McGaha, Jerry Snow, Candace Snow, Jana Allman Forsling, Andrew Kwapinoski, Megan Steward, Gregory Steward, Michael Tripple, and Annita Tripple.

The meeting was called to order at 6:30 p.m. by Chairman Koontz. The Open Meetings Act poster is posted on the front door of the meeting room. Recognition of recording by the Chairman Koontz.

APPROVAL OF THE AGENDA:

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

MINUTES: It was moved by Elliott and seconded by Adams to approve the February 6, 2020 minutes with the corrected date of February 6, 2020. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request: Request by Jerome and Julie Franks for a Final Plat of Julie Franks Replat of Lots 39 & 40 Sandy Beach Subdivision, located in Section 15, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. It was moved by L. Holscher and seconded by Laflan to approve. Roll Call Vote: All present yes. Motion carried.

Request: Request by Edward and Lisa Moore, for a Conditional Use Permit (#20-04) for a Dwelling Unit: Vacation Rental located in TR D-3 & TR on E Lineback TRS, commonly known as 149 Tumbleweed, located in Section 17, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Opposition was given by a neighbor who had concerns that there were tenants of the property in the past that acted inappropriately and had concerns about parking. The board discussed parking and access for emergency vehicles. It was moved by Adams to approve with the contingencies that the number of guests be limited to eight, no off-site parking be advertised, and number of parking spaces be limited to two. Motion seconded by Spurgin. Roll Call Vote: All present yes. Motion carried.

Request: Request by Greg and Megan Steward, for a Conditional Use Permit (#20-05) for a Dwelling Unit: Vacation Rental located in Lot 1 Steward Adm Replat, commonly known as 18 Albee's, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property owner was present and advised that they keep a close eye on the property and make sure it is up kept. It was moved by L. Holscher and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Rebecca Martens, for a Conditional Use Permit (#20-06) for a Dwelling Unit: Vacation Rental located in Lot 6 Replat of Eagle Bay Townhouses, commonly known as 6 Eagle Bay, located in Section 26, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Board inquired if lodging tax permit and sales tax permit were provided and items were not on file. It was moved by Elliot to approve with the contingency that the tax permits be provided by the date of the Keith County Commissioner meeting. Approval seconded by Laflan. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-07) for a Dwelling Unit: Vacation Rental located in Lot 1 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-08) for a Dwelling Unit: Vacation Rental located in Lot 4 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-09) for a Dwelling Unit: Vacation Rental located in Lot 14 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-10) for a Dwelling Unit: Vacation Rental located in Lot 17 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-11) for a Dwelling Unit: Vacation Rental located in Lot 20 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Amy Hill, dba Lake Mac Vacations, LLC, for a Conditional Use Permit (#20-12) for a Dwelling Unit: Vacation Rental located in Lot 27 Omaha Beach Mobile Home Park, located on 4 AAA 4th Subdivision, located in Section 2, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Jerry & Candace Snow, for a Conditional Use Permit (#20-13) for a Dwelling Unit: Vacation Rental located in Lots 20-21-22-23-24-25-26-27-28 of Sass's 1st Subdivision, commonly known as 521 Hwy 26 West, located in Section 17, Township 14 North, Range 39 West of the 6th P.M., Keith County, Nebraska

Board Discussion. It was moved by L. Holscher and seconded by Laflan to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Angelo and Bree Maestas, for a Conditional Use Permit (#20-14) for a Dwelling Unit: Vacation Rental located in TRS 28, 34 & 40 Yucca Heights Subdivision, commonly known as 34 Yucca Heights, located in Section 19, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property owner was present and provided further information about permit request. It was moved by Adams and seconded by L. Holscher to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Carlos and Lisa Lujan, for a Conditional Use Permit (#20-15) for a Dwelling Unit: Vacation Rental located in N 80' of E 90' of Lot 5 Blk 2 Berry's Subdivision, commonly known as 25 Berrys, located in Section 17, Township 15 North, Range 39 West of the 6th 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 Lisa Lujan, for a Conditional Use Permit (#20-16) for a Dwelling Unit: Vacation Rental located in Lot 6 Blk 2 Berry's Subdivision, commonly known as 26 Berrys, located in Section 17, Township 15 North, Range 39 West of the 6th 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 Anthony Palmieri, for a Conditional Use Permit (#20-17) for a Dwelling Unit: Vacation Rental located in Lot 116 Albee's 3rd Subdivision, commonly known as 116 Albee's 3, located in Section 1, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property owner was present and provided further information about permit request. It was moved by L. Holscher and seconded by Spurgin to approve with no parking restrictions. Roll call vote: All present yes. Motion carried.

Request: Request by Jesse Carr, DBA CRJ Properties, LLC., for a Conditional Use Permit (#20-18) for a Dwelling Unit: Vacation Rental located in UNIT-15 LOT 1 BAYSIDE COUNTRY ESTATES REPLAT NO. 2, commonly known as 215 Bayside Country Estates, located in Section 22, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska

Board Discussion. It was moved by Spurgin and seconded by Elliott to approve. Roll call vote: All present yes. Motion carried.

Request: Request by John Forsling and Jana Allman Forsling, for a Conditional Use Permit (#20-19) for a Dwelling Unit: Vacation Rental located in Lots 16-21 Lineback's 6th Subdivision, commonly known as 150 Anna Court, located in Section 17, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. A neighbor spoke in support of property management. It was moved by Spurgin and seconded by Adams to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Keith and Carey Thoene and Chris White, for a Conditional Use Permit (#20-20) for a Dwelling Unit: Vacation Rental located in Lot 5 Eagle Canyon East 3 Subdivision, commonly known as 5 Eagle Canyon East 3, located in Section 12, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Opposition was given by a neighbor about noise and ATVs on the road. It was moved by Adams and seconded by Elliott to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Larry Gilleland, for a Conditional Use Permit (#20-21) for a Dwelling Unit: Vacation Rental located in Lot 115 Albee's 3rd Subdivision, commonly known as 115 Albee's 3, located in Section 1, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board discussion. It was moved by Adams and seconded by Laflan to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Doran and Delinda Neville, for a Conditional Use Permit (#20-22) for a Dwelling Unit: Vacation Rental located in Lot 24 Blk 6 Albee's 3rd Subdivision, commonly known as 24 Albee's 3, located in Section 1, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board discussion. Board inquired about the owner of the park and the legality of approving the request if it wasn't made by the property owner. It was moved by Elliott and seconded by Spurgin to table the motion. Roll call vote: All present yes. Motion tabled.

Request: Request by Jeffery White, for a Conditional Use Permit (#20-27) for a Dwelling Unit: Vacation Rental located in TR in SW ¼ 25-15-40, commonly known as 150 Reed's Drive, located in Section 25, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board discussion. It was moved by Spurgin and seconded by L. Holscher to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Marla Dugger, for a Conditional Use Permit (#20-28) for a Dwelling Unit: Vacation Rental located in Lot 1 Alsvary's Adm Replat, commonly known as 3 Albee's 2, located in Section 1, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Property manager was present and provided further information about permit request. It was moved by Elliott and seconded by Spurgin to approve. Roll call vote: All present yes. Motion carried.

Request: Request by Lance Bohall, for a Conditional Use Permit (#20-29) for a Dwelling Unit: Vacation Rental located in Lot 2 Eagle Canyon Park Addition, commonly known as 1069 West Lakeview Road, located in Section 21, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board discussion. A representative for the property owner provided further information about the permit request. It was moved by Adams and seconded by Laflan to approve with contingency that the property is developed as presented in Conditional Use Permit request with proposed floor plan. Roll call vote: All present yes. Motion carried.

Request: Request by James Miles, Jr., for a Conditional Use Permit (#20-30) for a Dwelling Unit: Vacation Rental located in Lot 1 Miles Administrative Replat, commonly known as 17 Albee's 2, located in Section 1, Township 15 North, Range 41 West of the 6th P.M., Keith County, Nebraska.

Board discussion. Property manager was present and provided further information about permit request. It was moved by Elliott and seconded by L. Holscher to approve. Roll call vote: All present yes. Motion carried.

ITEMS FOR DISCUSSION:

NEXT MEETING

April Planning Commission Meeting scheduled for April 2, 2020.

PUBLIC COMMENT:

A concerned citizen asked the board to consider a limit on the number of Conditional Use Permits they approve.

ADJOURN:

Adjourn by consent at 7:59 p.m.