

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
KEITH COUNTY COURTHOUSE MEETING ROOM  
April 4, 2019 – 7:30 p.m.

Present: Koontz, Adams, Laflan, Palmer, L. Holscher, Elliott, T. Holscher, Olson (Brule) and Bechtel (Brule)  
Excused: Frates and Spurgin  
Administrator: Kling and Burke  
County Liaison: Joan Ervin  
Guest(s): Corey Crandall, Kerri Jaeger, Chad Adams, Austyn DuPeire, Tristan DuPeire, Matt DuPeire, Ken Armknecht, Larry Miller, Cathy Miller, Madison Miller, and Doris Wiest.

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 Elliott to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

**MINUTES:**

It was moved by Laflan and seconded by Adams to approve the March 14, 2019 regular meeting minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

Discussion was held in regards to the Workshop Meetings and since there was no quorum present, and no items were voted on, no open meeting was held. The minutes were not voted on.

**REORGANIZE THE BOARD**

L. Holscher nominated Koontz for Chairman, seconded by Palmer. There were no other nominations. Elliott nominated Adams for Vice-Chairman, seconded by Laflan. There were no other nominations. Koontz stated that since there was only one candidate for each position, no vote would be taken.

**PUBLIC HEARING ITEMS:**

Request by Greg Beal for a Final Plat of Beal Minor Subdivision located in the E ½ of Section 22, Township 13 North, Range 40 West of the 6th P.M., Keith County, Nebraska. Adams recused himself and left the meeting for this and the next two public hearing items.

No person present spoke in favor or opposition. Board discussion. It was moved by Elliott and seconded by T. Holscher to deny the Final Plat as the district lot size requirement was not met (lack of acreage). Roll Call Vote: All Present Yes. Motion Carried.

Request by Beal Enterprises for a Text Amendment to Brule Zoning Regulations Section 14-902 to strike item A. 2 which reads “a mobile home park shall have an area of not less than two (2) acres”. Chad Adams spoke in favor of the request, as did Austin DuPeire. Lynn Miller and Cathy Miller spoke in opposition. Board discussion mainly in regards to who should be hearing this request. In the end the members from the Brule Village Board advised that they would take the request back to their board. Motion made by Laflan, seconded by Elliott to send the request back to the Brule Village Board. Roll Call Vote: All present Yes. Motion Carried.

Request by Beal Enterprises for a Conditional Use Permit (B19-01) for the expansion of the existing Brule Village Mobile Home Park located on Lots 1 through 5, Block 46, Original Town of Brule, and Lot 1-5 Block 59, Original Town of Brule, Keith County, Nebraska.

Board discussion. As this request was contingent on the prior request, Laflan made a motion, seconded by T. Holscher to send this request back to the Brule Village Board. Roll Call Vote: All Present Yes. Motion carried.

Request by Jaeger Enterprises for a Conditional Use Permit (19-01) for the placement of a mobile home as a primary residence on property located at Parcel No. 140021808 on a tract in the NE 1/4 of Section 23, Township 13 North, Range 39 West of the 6th P.M. Keith County, Nebraska.

Kerri Jaeger spoke in favor of the request. It was mentioned that verbal opposition had been received. Board discussion was mainly about the property in the request not meeting the definition of farm/ranch. Laflan made a motion to deny the request as it does not meet the definition, seconded by L. Holscher. Roll Call Vote: All Yes. Motion Carried.

Request by the County Board for a review and amendment of the Comprehensive Plan amending the Special Policies of Primary Agriculture and Transitional Agriculture Land Uses to include residential density requirements.

Board discussion. L. Holscher made a motion, seconded by Elliott, to recommend the same exact wording which had been struck in May of 2018, prior to adoption of the updated Comprehensive Plan. Roll Call Vote: All Yes. Motion carried.

**DISCUSSION ITEMS:**

Review Ag District minimum lot area vs. subdivisions regulations Article I Section 3.

Board discussion held with a request that this be put on the agenda next month as a discussion item.

**ADJOURN:**

Adjourn by consent at 8:40 p.m.