

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
KEITH COUNTY COURTHOUSE MEETING ROOM  
May 3, 2018 – 7:30 p.m.

Present: Laflan, Koontz, Spurgin, Palmer, L. Holscher, Elliott, & T. Holscher.

Excused: Adams

Absent: Franklin

Administrator: Poltack / Kling

Building Inspector: Rod Hopken

County Surveyor: Dickinson

County Liaison: Johnson

Guests: Ron Froschheiser, Carlos Avalos, Clint Halligan, Joan Ervin, Beth Penner, Dustin Walker, Corey Crandall, Kathy & Rod Hardenbergh, Rick Andersen, Kevin Campbell, Marion Coloroso, & Pam Gaylord.

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 Spurgin to accept the agenda as revised. Roll Call Vote. All Yes. Motion Carried.

**MINUTES:** It was moved by Elliott and seconded by Palmer approve the April 5, 2018 minutes as presented. Roll Call Vote. All Yes. Motion Carried.

**PUBLIC HEARINGS:**

**Comprehensive Plan Update:** Chairman Koontz opened the Public Hearing on the Comprehensive Plan Update. Keith Marvin of Marvin Planning Consultants, Consultant contracted to do the work, gave a presentation on the update and answered questions, with minor changes made. It was moved by Elliott and seconded by Spurgin to recommend to approval of the Land Use Chapter and Demographic Chapter with noted changes, with Keith Marvin coordinating the Chapter numbers at the end to complete the Comprehensive Plan update. Roll Call Vote. All yes. Motion Carried.

**Minimum Ag Lot Size:** Chairman Koontz opened the Public Hearing on the minimum ag lot sizes. Public input provided, they would like it to stay at ten acres, and inquiry as to what will be put/built on properties. Discussion as to what the current regs allow. Discussions on density control. It was moved by Spurgin and seconded by Elliott to recommend the minimum ag lot size be three (3) acres to match the density in the Primary Ag land use Chapter. Roll Call Vote. All Yes. Motion Carried.

**Cynthia Mitchell Request: Final Plat: C. Mitchell Replat of Lots 9 & 10, Block 4, of Bennett's Replat of Lakeshore Subdivision located in Section 6, Township15 N, Range 40 W of the 6<sup>th</sup> P.M., Keith County, Nebraska.** Statement of Fact was presented by Administrator. No written or oral opposition presented. Board discussion. It was moved by Laflan and seconded by T. Holscher to recommend approval of the Cynthia Mitchell replat request as it conforms with the Comprehensive Plan. Roll Call Vote. All Yes. Motion Carried.

**Donald Von Kaenel Final Plat: Von Kaenel Replat REVISION of Lots 1, 2 & 3 of Laws Replat, Tracts G-1 & G-2 Lineback Subdivision and the West 60 feet of a Tract of land located in the NE ¼ of Section 17, Township 15 N, Range 39 W, of the 6<sup>th</sup> P.M., Keith County, Nebraska.** Statement of Fact presented by Administrator. No written or oral opposition presented, questions from the public. Board discussion. It was moved by Elliott and seconded by L. Holscher to recommend approval the Von Kaenel replat request as it conforms with the Comprehensive Plan. Roll Call Vote. All Yes. Motion Carried.

**Gary A. & Leah R. Dennon replat request: Dennon Replat located in Lot 2 of McGaha Subdivision, located in the W ½ of Section 21, Township 15 North, Range 40 W of the 6<sup>th</sup> P.M., Keith County, Nebraska.** Statement of Fact presented by Administrator. No written or oral opposition presented. Board discussion. It was moved by Spurgin and seconded by Palmer to recommend approval of the Dennon replat request as it conforms with the Comprehensive Plan. Roll Call Vote. All Yes. Motion Carried.

**Larry W. Stubblefield replat request: Stubblefield Replat of Lots 221 & 222, Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6<sup>th</sup> P.M. Keith County, Nebraska.** Statement of Fact presented by Administrator. No written or oral opposition presented. Board discussion, question regarding easement by the Board. It was moved by Elliott and seconded by T. Holscher to recommend approval of the Stubblefield replat request as it conforms with the Comprehensive Plan. Roll Call Vote. All Yes. Motion Carried.

**Paulsen Inc. Conditional Use Permit (#18-05) request for temporary hot mix asphalt plant: SW ¼ of Section 4, Township 13 North, Range 27 West of the 6<sup>th</sup> P.M., Keith County, Nebraska.** Statement of Fact presented by Administrator. Question confirming agricultural area. Administrator notified Keith County Roads Department as well as Nebraska Department of Roads, and has received no comment on the project. Discussion from the Board regarding the number of asphalt trucks hauling out of to the site for the Hwy 61 road repair by Paulsen and the concern of what that use would do to the Keystone Roscoe road. Representative from Paulsen provided update to number of loads being hauled out of the site at peak to be 75 rather than 144 as was previously reported by Paulsen. Paulsen's advised they have no concerns regarding their potential damage to the Keystone Roscoe road. Plant to be here sometime in July or August. A motion was made by L. Holster and seconded by Elliott to table the matter in order to receive comment from Tom Ryan.

**Text Amendment to Article 19 Zoning Regulations: Zoning Regulations Article 19 Section 2 C.**

Residential Subdivisions created after this time, 21<sup>st</sup> day of **March, 2018** may create within the boundaries of the subdivision an accessory building park.

**Section 4 A.**

Where an individual lot as held in separate ownership from adjoining properties, or was platted prior to **March 21, 2018** in a recorded subdivision and has less are or less width than required in other sections of this resolution, such a lot may be occupied according to the permitted uses provided for the district in which the lot is located.

Board discussion. It was moved by Elliott and seconded by Laflan to recommend approval of the Text Amendments to Article 19 Section 2C and Section 4 A. of the Zoning Regulations. Roll Call Vote. All Yes. Motion Carried.

**Public Hearing to garner public input on permitting electronic advertising signs around Lake**

**McConaughy:** Discussion regarding current regulations. Written opposition was received from Royce and Beth Ann Penner; Ms. Penner also provided oral opposition for electronic advertising signs. Questions from the public were heard as to rope lighting. Kevin Campbell and Rick Andersen were present to answer questions regarding a potential electronic advertising sign to be positioned across from Martin Bay. Board discussion. Regs need to be updated to current technology, as electronic advertising signs are not allowed at this time. No action taken.

**DISCUSSION:**

Kling from the Administration Office provided current information on solar farms, as was provided by Brian Vasa of Nebraska Public Power. No action taken.

**PUBLIC COMMENT:** None other than was provided during the Public Hearings.

**ADJOURN:**

It was moved by Spurgin and seconded by Elliott adjourn the meeting at 9:52 p.m. Roll Call Vote. All Yes. Motion Carried.