

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
June 6, 2019 – 7:30 p.m.

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

Excused: Spurgin & Frates

Administrator: Poltack, Burke, and Kling

County Liaison: Absent

Guest(s): Todd Hatterman, Steven Barnhart, Ryan Dickinson, Bonnie Nemecek, Jody Haythorn, Jeff Barent, Lynn McGaha, Chad Vogl, and Kally Vogy

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 recordings by the Administrator.

APPROVAL OF THE AGENDA:

It was moved by L. Holscher and seconded by Elliott to accept the agenda with Discussion Item 1 (Hatterman) being stricken. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Adams and seconded by Laflan to approve the May 2, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request: **Request by Steven Barnhart for a Conditional Use Permit (#19-02) for an accessory use on a lot of less than 2 acres without a primary use located in Lot 1 Block 1 Fischer's 3rd Subdivision, Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.** It was moved by Elliott and seconded by Laflan to recommend approval of Conditional Use Permit #19-02 for an accessory use on a lot less than 2 acres. The CUP is recommended with Barnhart submitting at timeline (of not greater than 5 years) for construction of a primary residence. Board Discussion. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Item 1 - Request by Chad & Kally Vogl for a Preliminary Plat of Lemoyne Vistas Subdivision located in the E ½ of the SE ¼ of Section 8, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**

Item 2 - Request by Chad & Kally Vogl for a Preliminary Plat of Lemoyne Vistas Subdivision Change of Zone from A to RR Lots 1-8 and A to TS Lot 9 located in the E ½ of the SE ¼ of Section 8, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska. It was moved by Elliott and seconded by Laflan to recommend approval of the preliminary plat of Lemoyne Vistas Subdivision, and to recommend approval of the change of zone District from Agricultural to Rural Residential on Lots 1 through 8, and from Agricultural to Tourist Services on Lot 9. Board Discussion. Roll Call Vote. All Present Yes. Motion Carried.

Request. **Request by Carl Muir for a Final Plat of Muir Replat of Lots 212 & 213 Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.** It was moved by Elliott and seconded by Adams to recommend approval of the final plat as presented. Board Discussion. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by the Planning/Zoning Administrator for a Public Hearing on the updated 2019 Keith County Zoning Regulations.** The Planning Commission made changes to the draft as presented. The matter will be placed on the July 11, 2019 meeting agenda for final recommendation for approval.

Request: **Request by the Planning Commission for a text amendment to the 2018 Comprehensive Plan to eliminate language of an “Incompatible use of Residential Subdivisions in Primary Agriculture and Transitional Agriculture”**. It was moved by Adams and seconded by Laflan to recommend approval of a text amendment to the 2018 Comprehensive Plan to to eliminate language of an “Incompatible use of Residential Subdivisions in Primary Agriculture and Transitional Agriculture”. Board Discussion. Roll Call Vote. All Present Yes. Motion Carried.

DISCUSSION ITEMS:

Discussion by Ryan Dickinson on density on tracts in a quarter not abutting a public roadway.

Discussion by Bonnie Nemecek on future land use map changes and potential change of zone.

Charles Getting (absent) inquiry on variance for carport on property owned by Bonnie Nemecek.
Discussion directing Getting to contact Nemecek regarding inquiry.

ADJOURN:

Adjourn by consent at 8:51 p.m.