

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
(Moved to Keith County Courtroom Based on Attendance)
July 11, 2019 – 7:30 p.m.

Present: Adams, Koontz, Palmer, Elliott, Frates, and Spurgin.

Excused: L. Holscher, T. Holscher, and Laflan

Administrator: Burke and Kling

County Liaison: Ervin

Guest(s): Darrell Wood, Michael Teunge, Steve and Von Tomaino, Larry Graham, Ralph Cristello, Tim O'Connor, Chad Vogl, Jody Haythorn, Peter Green, Geraldine Green, Dan Jebens, Dan Hansen, Terry Wilhelms, Lynn McGaha, Brian Conley, Rob Stallsen, Don Leuck, and William Kincade.

The meeting was called to order at 7:32 p.m. by Chairman Koontz. The Open Meetings Act poster was posted on an easel in the north part of the Keith County Courtroom. Recognition of recordings by the Administrator.

APPROVAL OF THE AGENDA:

It was recommended by Chairman Koontz to move the Haythorn Text Amendment and Change of Zone to the beginning of the meeting, since it was the reason that most were in attendance. It was moved by Adams and seconded by Elliott to accept the amended agenda. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Elliott and seconded by Palmer to approve the June 6, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request: **Request by Haythorn Land & Cattle Company for a Text Amendment to the Keith County Comprehensive Plan Future Land Use Map.** Discussion was held in regards to, among other items, the size of the proposed Future Land Use Change, along with road and drainage issues. Several people spoke against the change. Koontz recommended that Haythorn request that they table the Text Amendment and Zoning Change until she could meet with the Zoning Administration again. Haythorn agreed. Request tabled.

Request: **Request by Michael Seeley for a Final Plat of B-26 Replat of B-26 & part of Unplatted B-27 of the Dunes Phase 1, all located in the N ½ of Section 6, Township 14 North, Range 39 West of the 6th P.M., Keith County, Nebraska.** Board Discussion. It was moved by Elliott and seconded by Spurgin to recommend approval of the final plat. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Item 1 - Request by Chad & Kally Vogl for a Final 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 Final 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. Board Discussion. It was moved by Frates and seconded by Adams to recommend approval. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by Pat Struckman for a Final Plat of Struckman Minor Subdivision located in the NE ¼ of the NE ¼ of Section 28, Township 13 North, Range 40 West of the 6th P.M., Keith County, Nebraska. Board Discussion.** Board Discussion. It was moved by Frates and seconded by Palmer to recommend approval of the final plat as presented. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by Werner Construction, LLC for amendments to Conditional Use Permits #15-5 & #13-1 to include the hours of operation located in the NE ¼ of Section 8, Township 13 North, Range 37 West of the 6th P.M., Keith County, Nebraska.** Board Discussion. Dan Hansen and Terry Wilhelms from Werner were present to answer questions and explained that they had a new warning system for their vehicles that was not loud, but still safe. It was moved by Spurgin and seconded by Frates to recommend approval of the Amended Amplification of Planned Used as presented. 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.** Discussion was held in regards to the Regulations, mainly Tiny Homes. It was moved by Adams and seconded by Elliott to recommend approval of the Regulations with the stipulation that any reference to Tiny Homes be removed. Tiny Homes will be discussed at a later time. Roll Call Vote. All Present Yes. Motion Carried.

Frates left the meeting at 8:47 pm.

DISCUSSION ITEMS:

Discussion by Tim O'Connor in regards to a Change of Zone from RR to RM in Bennett's Lakeshore Subdivision.

ADJOURN:

Adjourn by consent at 8:56 p.m.