

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
August 1, 2019 – 7:30 p.m.

Present: Adams, Koontz, Frates, Palmer, L. Holscher, T. Holscher, and Spurgin

Excused: Laflan & Elliott

Administrator: Burke

County Liaison: Joan Ervin

Guest(s): Michael Tuenge, Tim Ryan, Ralph Moul, Bonnie Nemecek, Jody Haythorn, Kenneth Lipp, Richard Schmidt, Gerald Berry

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 amended. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Adams and seconded by Palmer to approve the July 11, 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.**

Public opposition was voiced specific to road locations, access points, traffic issues, and emergency area evacuation. Tim Ryan, Keith County Highway Superintendent, provided cost estimates to improve the county maintained Arthur Bay Road. Ralph Moul, Keystone Lemoyne Fire & Rescue Chief, addressed concerns with the proposed road layout and inability to evacuate residents when there is only one access point. He would like to see two ways in and out, as well as 24' wide roads. Bonnie Nemecek addressed concerns that Haythorn's would be responsible for putting in future roads and traffic will not be increasing as many of the potential buyers are already area residents looking to acquire additional land. Board discussion was held in regards to the value and importance of leaving this major intersection local service node for future commercial development. Nemecek and Haythorn agreed to the recommended amendment to the future land use map request. It was moved by Adams and seconded by L. Holscher to recommend approval of the text amendment to the Keith County Comprehensive Plan with the amendment that a tract of land located in the N1/2 of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska will be Rural Residential (RR) and the remainder of the requested area S & W of Hwy 61 & N of State Hwy 92 Ex Trs of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska remain Local Service Node. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by Haythorn Land & Cattle Company for a Change of Zone from A to RR for the following locations:**

- 1 - ALL LESS ROW & HWY 92 & TRS of Section 15, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**
- 2 - ALL EX TRS of Section 14, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**

- 3 - ALL EX TR of Section 13, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**
- 4 - ALL S & W OF HWY 61 of Section 18, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska.**
- 5 - TR IN N1/2 of Section 23, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**
- 6 - TR IN N1/2 of Section 24, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.**
- 7 - ALL N OF R.R. EX TRS & ROAD of Section 19, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska.**
- 8 - ALL S & W OF HWY 61 & N OF STATE HWY 92 EX TRS of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska.**

Board Discussion. Nemecek and Haythorn agreed to the recommended amendment to the change of zone request. It was moved by Adams and seconded by Spurgin to approve the change of zone from Agricultural District (A) to Residential Rural District (RR) with the amendment that identified location #8 in Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska exclude the requested area S & W of Hwy 61 & N of State Hwy 92 Ex Trs of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska to remain Agricultural District (A) and the legal description that was previously read into the record (N1/2 of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska) be allowed to change to Residential Rural District (RR) . Roll Call Vote. All Present Yes. Motion Carried.

ADJOURN:

Adjourn by consent at 8:30 p.m.