

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
September 5, 2019 – 7:30 p.m.

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

Excused: Spurgin & L. Holscher

Administrator: Burke

County Liaison: Joan Ervin

Guest(s): Tim O'Connor, Janae O'Connor, Ron Vogt, Ryan Dickinson, Kelly Smith, Richard Smith, Warren Smith, Doretta Griffeth

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 Elliott and seconded by T. Holscher 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 August 1, 2019 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request: **Item 1A - Request by Tim O'Connor for a Change of Zone from RR to RM for Lots 11-15, Block 1 of Bennett's Lakeshore Replat, located in Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County Nebraska.**

Item 1B - Request by Tim O'Connor for a Change of Zone from RR2 to RM for Lots 16-19, Block 1 of Bennett's Lakeshore Replat, located in Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County Nebraska.

Public opposition was voiced specific to railroad impacts, multi-family structures, the area being designed to accommodate single family homes, decreased property values, trespassing, adequate spacing for water and septic systems, violation of covenants, increased density, and road conditions. Tim O'Connor spoke in regards to bringing affordable housing to the area; the development plans include plenty of parking and storm water retention. He has downsized from five unit to four unit townhomes to alleviate the stress on the well and septic systems. Mr. O'Connor thought his previous meeting with the Planning Commission bypassed the protective covenants restricting apartments/condominiums. Board discussion was held in regards to the property owner's awareness of the protective covenants and the private enforcement of those restrictions. Tim O'Connor agreed to table the matter in order to obtain an opinion on the validity of the covenants from his legal counsel. It was moved by Adams and seconded by Elliott to table the Change of Zone request. Roll Call Vote. All Present Yes. Motion Carried.

Request: **Request by Tim O'Connor for a Final Plat of Tim O'Connor's 4th Replat of Lots 11-18, Block 1 of Bennett's Lakeshore Replat, except Lot 122 of Lakeshore Subdivision, located in Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County Nebraska.**

Based on the preceding agenda item being tabled, the public hearing for this matter was not heard. It was moved by Elliott and seconded by T. Holscher to table Tim O'Connor's 4th Replat request. Roll Call Vote. All Present Yes. Motion Carried.

ADJOURN:

Adjourn by consent at 7:55 p.m.