

**AGENDA**  
**KEITH COUNTY PLANNING COMMISSION**

September 3, 2020 – 7:30 p.m.  
Keith County Roads Department Meeting Room  
202 S Spruce Street, Ogallala, NE (use east entrance)

This agenda shall be kept continuously current.

Call to Order \_\_\_\_\_(time)

ROLL CALL (Note open meeting booklet) – Recognition of recording devices.

Laflan \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Koontz \_\_\_\_\_ Murray \_\_\_\_\_ T. Holscher \_\_\_\_\_  
COUNTY LIAISON: \_\_\_\_\_  
STAFF: \_\_\_\_\_  
GUESTS: \_\_\_\_\_

**APPROVAL OF AGENDA:**

Comments: \_\_\_\_\_  
Motion to: \_\_\_\_\_  
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Roll Call Vote:  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Koontz \_\_\_\_\_ Murray \_\_\_\_\_ T. Holscher \_\_\_\_\_  
Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Laflan \_\_\_\_\_

APPROVE THE MINUTES: Approval of the July 23, 2020 regular meeting minutes.

**Request by Jack L. Frary III and Mary P. Frary** for a request for a Zoning Amendment to change the Zoning District from Agriculture to Rural Residential located in the East 1/2 of 24-15-39, Keith County, Nebraska.

Comments: \_\_\_\_\_  
Motion to: \_\_\_\_\_  
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Roll Call Vote:  
Koontz \_\_\_\_\_ Murray \_\_\_\_\_ T. Holscher \_\_\_\_\_  
Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Laflan \_\_\_\_\_  
Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**PUBLIC HEARING ITEMS:**

**Request by Jack L. Frary III and Mary P. Frary** for the Frary Minor Subdivision located in the East 1/2 of 24-15-39, Keith County, Nebraska.

Comments: \_\_\_\_\_  
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_  
Board Discussion, Terms: \_\_\_\_\_  
Roll Call Vote:  
Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Laflan \_\_\_\_\_  
Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_  
Murray \_\_\_\_\_ T. Holscher \_\_\_\_\_ Koontz \_\_\_\_\_

**Request by Robert & Laura Nelson** for a final plat of Robert Nelson Replat of Lots 11, 20, 21,30 & 31, of Yucca Heights 2<sup>nd</sup> Subdivision, located in the SE ¼ of 19-15-38, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Frates _____	Elliott _____	Adams _____
Murray _____	T. Holscher _____	Koontz _____
L. Holscher _____	Laflan _____	Spurgin _____

**Request by Central Nebraska Public Power and Irrigation District** for a final replat of all of the K-1 Cabin Area, to replat 90 lots and to include the creation of 34 additional lots, all located in Sections 4,5, & 9-14-38, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Murray _____	T. Holscher _____	Koontz _____
L Holscher _____	Laflan _____	Spurgin _____
Elliott _____	Adams _____	Frates _____

**Request by Keith Kracke** for a Replat of the W 1/2 of Lot 2, and Lot 3, and Lot 4, of Lakeshore Subdivision, located in 6-15-40, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

L. Holscher _____	Laflan _____	Spurgin _____
Elliott _____	Adams _____	Frates _____
T. Holscher _____	Koontz _____	Murray _____

**Request by Brian and Cynthia Brunswig** for a Conditional Use Permit (#20-52) for an accessory use on a lot without primary use located in Lot 14, Block 1, of Pelican Roost 3, located in 25-15-40, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Elliott _____	Adams _____	Frates _____
T. Holscher _____	Koontz _____	Murray _____
Laflan_ _____	Spurgin _____	L. Holscher _____

**Request by William and Judah Forbes** for a Replat of Lot 26 Albees Subdivision #1, commonly known as 26 Albees, located in 6-15-40, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

T. Holscher _____	Koontz _____	Murray _____
Laflan _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____

**Request by Caitlyn Cain** for a Replat of Lots 7, 8, and 9, Lineback Sixth Subdivision, located in 17-15-39, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Laflan _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Koontz _____	Murray _____	T. Holscher _____

**Request by The Shores, LLC** for Phase #3 of the Shores at Bayside, the Final Plat of Lot 1, Block 4, Phase #3 of the Shores at Bayside, located in 22-15-40, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Adams _____	Frates _____	Elliott _____
Koontz _____	Murray _____	T. Holscher _____
Spurgin _____	L. Holscher _____	Laflan _____

**Request by The Shores, LLC** for a Phase #4 of the Shores at Bayside, the Final Plat of Lot 1, Block 5, Phase #4 of the Shores at Bayside, located in 22-15-40, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Koontz _____	Murray _____	T. Holscher _____
Spurgin _____	L. Holscher _____	Laflan _____
Frates _____	Elliott _____	Adams _____

**Request by Planning Administration** for a Text Amendment specific to Article 6 Definitions of the Keith County Regulations, Caretaker Living Quarters.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Spurgin _____	L. Holscher _____	Laflan _____
Frates _____	Elliott _____	Adams _____
Murray _____	T. Holscher _____	Koontz _____

**Request by Keith County Residents in % Shawn Hebbert** for a Text Amendment specific to Article 19 Energy Systems and Communication Towers of the Keith County Regulations, specific to Conditional Use Permits by Special Review pertaining to commercial use towers or structures located within Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Frates _____	Elliott _____	Adams _____
Murray _____	T. Holscher _____	Koontz _____
L. Holscher _____	Laflan _____	Spurgin _____

**Request by Michael Seeley** for final plat of Lot C-8, The Dunes 9th Addition, located in the NE 1/4 of 31-15-39, Keith County, Nebraska.

Comments: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Recommended Motion approve: \_\_\_\_\_ Recommended Motion to deny: \_\_\_\_\_

Reason: \_\_\_\_\_

Board Discussion, Terms: \_\_\_\_\_

Roll Call Vote:

Murray _____	T. Holscher _____	Koontz _____
L Holscher _____	Laflan _____	Spurgin _____
Elliott _____	Adams _____	Frates _____

ITEMS FOR DISCUSSION:

NEXT MEETING

October 8, 2020 –7:30 P.M. Keith County Roads Department Meeting Room, 202 S Spruce, Ogallala, NE (use east entrance).

PUBLIC COMMENT:

ADJOURN by consent Time: \_\_\_\_\_

\*\*The agenda contains a list of subjects known at the time of its distribution July 20, 2020. A current copy is kept on file at the off-campus Planning and Zoning office, 333 East 2<sup>nd</sup> Street, Ogallala, NE 69153. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the schedule commencement of the meeting. Individuals attending this meeting are invited to make comments during "Public Comment".