

AGENDA
KEITH COUNTY PLANNING COMMISSION

June 4, 2020

As per Governor Pete Ricketts' Executive Order, dated March 17, 2020, No. 20-03, Corona Virus – Public Meetings Requirement Limited Waiver, the Keith County Planning Commission meeting, scheduled for 6:30 P.M. June 4, 2020, will be conducted as a virtual meeting via the ZOOM Meetings Platform. Meeting location is at the former NPPD building, 202 South Spruce Street, Ogallala, Nebraska (east entrance).

The Link, Call In number & Meeting ID are provided below. For assistance, please contact the Keith County Planning/Zoning Office at 308-284-3556.

Community/Meeting: Keith County Planning Commission
Date: Thursday, June 4, 2020
Meeting Time: 6:30 P.M. Join Zoom Meeting <https://zoom.us/j/3719670516?>
Meeting ID: 371 967 0516
Telephone numbers: 1-253-215-8782 or 1-301-715-8592

This agenda shall be kept continuously current.

Call to Order _____(time)

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

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

COUNTY LIAISON: _____
STAFF: _____
GUESTS: _____

APPROVAL OF AGENDA:
Comments: _____
Motion to: _____
Motion by: _____ Seconded by: _____

APPROVE THE MINUTES: Approval of the March 12, 2020 regular meeting minutes.
Comments: _____
Motion to: _____
Motion by: _____ Seconded by: _____

REORGANIZE THE BOARD
Nominations for Chairman from the Floor
Voting _____
Candidate receiving a majority vote of the entire membership shall be declared elected and shall service for (1) year or until a successor shall take office. Officers are eligible for re-election.

Nominations for Vice-Chairman from the Floor
Voting _____
Candidate receiving a majority vote of the entire membership shall be declared elected and shall service for (1) year or until a successor shall take office. Officers are eligible for re-election.

PUBLIC HEARING ITEMS:

~~Request: Request from Doran and Delina Neville for C~~ **WITHDRAWN** ~~20-22) for a Dwelling Unit: Vacation Rental in Lot 24 Blk 6 Albee's 3rd Subdivision, commonly known as 241~~ ~~ion 1, Township 15N, Range 41 W of the 6th P.M.~~
~~Keith County, Nebraska.~~

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Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request from Ryan Tobin for a Conditional Use Permit (#20-31) for a Dwelling Unit: Vacation Rental located in Lot 3,4, & 5 Amen's 1st Subdivision, commonly known as 1435 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska.

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request from Robert J. Biel for a Conditional Use Permit (#20-32) for a Junk and Salvage Yard located in the NW ¼ of Section 26, more commonly known as 510 Road East 120, located in 26-14-38, Keith County, Nebraska.

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request by Ryan and Becky Watchorn (dba Lincoln Land and Cattle) for a Conditional Use Permit (#20-33) for a Dwelling Unit: Vacation Rental located in Lot B Replat of Lots 51-55 Lakeshore Subdivision, more commonly known as 50 Lakeshore, located in 6-15-40, Keith County, Nebraska.

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request by SMJ International (dba USCOC Nebraska/Kansas, LLC) ~~Tim and Cynthia Ryan~~ for a Conditional Use Permit (#20-34) for a Communication Towner located in a Tract in Lot 11 and all of Lot 12 Except the South 74.72' and the East 95.7' of Lot 13, and a tract in Lot 18 Paynes Subdivision, located in 5-13-47, Keith County, Nebraska.

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request by Jeffrey and Lisa Crank for a Conditional Use Permit (#20-35) for a Dwelling Unit: Vacation Rental located in Unit 1 & Unit A Lots 6 & 7 Bayside Country Estates, commonly known as 201 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska.

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Comments: _____

Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: **Request by Joanna and Jonathan Wiebe for a Conditional Use Permit (#20-36) for a Dwelling Unit: Vacation Rental located in the West ½ Ex Trs, commonly known as 1147 Road East U North, located in 28-14-35, Keith County, Nebraska.**

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: **Request by Scott Jensen for a Conditional Use Permit (#20-37) for a Dwelling Unit: Vacation Rental located in Unit 3 & Unit C Lotsmore 6 & 7 Block 2, Bayside Country Estates, commonly known as 203 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska.**

Comments: _____
Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: **Request by Neortex, LLC for a Conditional Use Permit (#20-38) for a Dwelling Unit: Vacation Rental located in Lot 10 Replat of Eagle Bay Townhouses, more commonly known as 10 Eagle Bay, located in 26-15-40, Keith County, Nebraska.**

Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

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Request: Request by Robert and Joanne Wilson for a Conditional Use Permit (#20-39) for a Dwelling Unit: Vacation Rental located in Unit 16 Lot 1, Bayside Country Estates Replat No. 2, more commonly known as 216 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska.

Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request by Dub Dub Dub LLC, for a Conditional Use Permit (#20-40) for a Dwelling Unit: Vacation Rental located in Lot 1 Watchhorn's Administrative Replat, more commonly known as 229 Lakeshore, located in 6-15-40, Keith County, Nebraska.

Motion by: _____ Seconded by: _____
Recommended Motion approve: _____
Recommended Motion to deny: _____
Board Discussion, Terms: _____
Roll Call Vote: _____

Request: Request by BW Real Estate, for a Conditional Use Permit (#20-41) for a Dwelling Unit: Vacation Rental located in Tract 1 & Tract 10 Yucca Heights 2nd Subdivision, more commonly known as 1 Yucca Heights 2, located in 19-15-38, Keith County, Nebraska.

Motion by: _____ Seconded by: _____
Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request by Gregg Gifford for a Conditional Use Permit (#20-42) for a Dwelling Unit: Vacation Rental located in Lot 8 Lineback's 5th Subdivision, more commonly known as 196 Paradise, located in 17-15-39, Keith County, Nebraska.

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request by Bill and Judah Forbes for a Conditional Use Permit (#20-43) for a Dwelling Unit: Vacation Rental located in Lot 26 Albee's Subdivision, more commonly known as 26 Albees, located in 6-15-40, Keith County, Nebraska. (**includes second request).

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request by Bill and Judah Forbes for a Conditional Use Permit (#20-44) for a Dwelling Unit: Vacation Rental located in Lot 74 Albee's 3rd Subdivision, more commonly known as 74 Albees 3, located in 1-15-41, Keith County, Nebraska.

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request by Richard and Linda Hannon for a Replat of Lots 25, 26, 31, and 32 in Erb's Second Subdivision, located in the E ½ of Section 6-15-40, Keith County, Nebraska.

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request from Josh and Amy Mahar for a Conditional Use Permit (#20-45) for a Dwelling Unit: Vacation Rental located in Tract 5, 6, and 15 Yucca Heights Second Subdivision, more commonly known as 6 Yucca Heights 2, located in 19-15-38, Keith County, Nebraska.

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

Request: Request by Robert and Donni Feldman for a Replat of lots 79, 80, and 98 in Albee's 3rd Subdivision, located in the SE ¼ of 1-15-41, Keith County, Nebraska.

Motion by: _____ Seconded by: _____

Recommended Motion approve: _____

Recommended Motion to deny: _____

Board Discussion, Terms: _____

Roll Call Vote: _____

ITEMS FOR DISCUSSION:

NEXT MEETING

July 2, 2020 –6:30 P.M. Former NPPD Building, 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 May 18, 2020. A current copy is kept on file at the off-campus Planning and Zoning office, 333 East 2nd 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".