

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY DEPT. OF ROADS MEETING ROOM
October 8, 2020 7:30 p.m.

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

Excused: Spurgin, L Holscher

Administrator(s): Kuskie

County Liaison: Joan Ervin

Guest(s): Wes Holland, Kevin Campbell, Ron Coakley, Luetta Esau, Eldon Esau, Trevor Bohling, Cody Woodworth, and Michael Wengert

The meeting was called to order at 7:30 p.m. by Chairman Koontz. The Open Meetings Act poster is posted on the east wall of the meeting room. Recognition of recording by the Chairman Koontz.

APPROVAL OF THE AGENDA:

It was moved by Elliott and seconded by Laflan to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Elliott and seconded by Adams to approve the September 3, 2020 minutes. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request by Bayside Investments, LLC for a Final Plat of Lot 1, Block 3, Bayside Country Estates, located in 22-15-40, Keith County, Nebraska.

Board Discussion. It was moved by Frates and seconded by T. Holscher to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Bayside Investments, LLC for a Final Plat of Lot 1, Block 3, Bayside Country Estates #3, located in the SW 1/4 of 23-15-40, Keith County, Nebraska.

Board Discussion. It was moved by Laflan and seconded by Elliott to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Haythorn Land and Cattle and Ogallala Rural Fire District for a Final Plat of Kevin Campbell Minor Subdivision, located in the NE 1/4 of 20-15-38, Keith County, Nebraska.

Board Discussion. Mr. Campbell was present. It was moved by Frates and seconded by Adams to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Eldon and Luetta Esau for a Conditional Use Permit #20-53 for a small custom butcher shop, located in TR in NW 1/4 264x825 of 20-13-35, Keith County, Nebraska.

Board Discussion. Adams and Laflan questioned if the Conditional Use Permit was categorized under a correct/valid Conditional Use Permit. The property owners were present and spoke about their

proposed business. Board discussed whether a butcher shop in Agriculture zone is considered commercial. Board discussed where in the Regulations a butcher shop would fit. Adams noted that he does not oppose this business, however it does not fall within Veterinary Hospital and Related Facilities, which is why he voted no. It was moved by Elliott and seconded by Frates to recommend approval. Roll Call Vote: Frates, Murray, Elliott, T. Holscher, and Koontz Yes. Laflan and Adams No. Motion carried.

Request by RW Admirals, LLC for a Final Plat of Lots 1-4, Block 1 of the Replat of Lots 1-4, Block 1 and Block 4, John Berry's Subdivision, located in the NE 1/4 of 17-15-39, Keith County, Nebraska.

Board Discussion. A neighbor spoke about the layout of the neighborhood as well as tendency for seasonal use and not primary residences. It was moved by Murray and seconded by Frates to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by RW Admirals, LLC for a Change of Zone from Residential Rural Two to Tourist Service, located in the proposed RW Admirals, LLC Replat of Lots 1-4, Block 1 of the Replat of Lots 1-4, Block 1 and Block 4, John Berry's Subdivision, located in the NE 1/4 of 17-15-39, Keith County, Nebraska.

Board Discussion. A neighbor spoke about the layout of the neighborhood as well as tendency for seasonal use and not primary residences and his concern with traffic flow and congestion of the neighborhood. It was moved by Frates and seconded by T. Holscher to recommend approval. Roll Call Vote: Frates, Koontz, T. Holscher, Laflan, and Adams Yes. Murray and Elliott No. Motion carried.

Request by RW Admirals, LLC for a Conditional Use Permit #20-54 for a campground and RV park, located in the located in the proposed RW Admirals, LLC Replat of Lots 1-4, Block 1 of the Replat of Lots 1-4, Block 1 and Block 4, John Berry's Subdivision, located in the NE 1/4 of 17-15-39, Keith County, Nebraska.

Board Discussion. A neighbor spoke in opposition of the request, about the layout of the neighborhood, as well as tendency for seasonal use and not primary residences, and his concern for the traffic flow and congestion of the neighborhood. It was moved by Frates and seconded by Adams to recommend denial due to lack of information submitted with application and request. Roll Call Vote: All present yes. Motion carried.

Request by Michael and Barbara Wengert for Change of Zone from Residential Rural Two to Agricultural, for Lot 1 Block 20 Replat and all of Block 12 Sudman's Addition, both located in 23-14-35, Keith County, Nebraska.

Board Discussion. Property owner was present. It was moved by Elliott and seconded by T. Holscher to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Michael and Barbara Wengert for a Road Vacation for a tract of land located in Sudman's Addition to Sarben, located in 23-14-35, Keith County, Nebraska, more particularly describes as follows: Beginning at the NW corner of Block 20 Sudman's Addition to Sarben, located in 23-14-35, Keith County, Nebraska; thence North a platted distance of 40 feet to the SW corner of Block 21 of Sudman's Addition; thence Northeasterly on the south line of Block 221, a platted distance of 382.19 feet to the SE corner of said Block 21; thence South a platted distance of 40 feet to the NE corner of said Block 20; thence

Southwesterly on the north line of said Block 20, a platted distance of 382.19 feet to the Point of Beginning.

Board Discussion. Property owner was present. It was moved by T. Holscher and seconded by Frates to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Michael and Barbara Wengert for a replat of all of Block 12, Lot 1, Block 20 Replat, a Final Plat of Block 20 and all of Block 21, Sudman's Addisiton to Sarpen, with a part of vacated Hitchcock Street and a tract located in the W 1/2 & part of the NE 1/4 of the SW 1/4 of 23-14-35, Keith County, Nebraska.

Board Discussion. Property owner was present. It was moved by Elliott and seconded by Laflan to recommend approval. Roll Call Vote: All present yes. Motion carried.

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

Board Discussion. Board discussion noted that both complaints were in regards to one event and communication has been opened since the complaints. Property owners were present and advised following the complaints, they drove out and reached out to their neighbors in person and gave out their phone number. It was moved by Frates and seconded by Adams to take no action on the CUP at this time. Roll Call Vote: All present yes. Motion carried.

ITEMS FOR DISCUSSION:

NEXT MEETING

Next Planning Commission Meeting scheduled for November 5, 2020

PUBLIC COMMENT:

ADJOURN:

Adjourn by consent at 8:42 p.m.