

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
February 6, 2020 – 7:30 p.m.

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

Excused: Laflan and Spurgin

Administrator: Kling

County Liaison: Joan Ervin

Guest(s): Steve Lowrie, Cindy Ryan, Tim Ryan, Brad Becker, Kelley Becker, Amy Hill, Leah Hill, and Connie Law.

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 Chairman Koontz.

APPROVAL OF THE AGENDA:

It was moved by L. Holscher and seconded by Adams 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 January 9, 2020 minutes as presented. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request: Request by Steven & Suzanne Lowrie for a Conditional Use Permit (#20-01) for a Dwelling Unit: Vacation Rental located in Lots 60-61 of Lakeshore Subdivision, located in Section 6, Township 15 North, Range 40 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Owner was present and provided further facts about permit request. Commissioner Murray had several concerns, among them ATV's, golf carts, and fireworks. It was moved by Frates and seconded by Elliott to approve. Roll Call Vote: Adams – Yes, Koontz – Yes, Frates – Yes, Murray – No, Elliott – Yes, T. Holscher – Yes, L. Holscher – Yes. Motion Carried (6-1).

Request: Request by Brad & Kelley Becker for a Conditional Use Permit (#20-02) for a Dwelling Unit: Vacation Rental located in Lot 6 Block 1 of John Berry's Subdivision, located in Section 17, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Owners were present and explained what they had put in place to make sure the site is safe, legal, and taken care of. Opposition was given by a next door neighbor, who advised that there were RVs blocking the road, it was loud and the renters were disrespectful. The owners mentioned that they were aware of the prior situation and had installed cameras to make sure it did not happen again. It was moved by Frates and seconded by Elliott to approve. Roll Call Vote. Adams – Yes, Koontz – Yes, Frates – Yes, Murray – No, Elliott – Yes, T. Holscher – Yes, L. Holscher – Yes. Motion Carried (6-1).

Request: Request by Tim & Cindy Ryan for a Conditional Use Permit (#20-03) for a Dwelling Unit: Vacation Rental located in a Tract of Lot 18 (218' x 64') of Payne's Subdivision, located in Section 5, Township 14 North, Range 37 West of the 6th P.M., Keith County, Nebraska.

Board Discussion. Owners were present and provided further facts about permit request. It was moved by Elliott and seconded by Frates to approve. Roll Call Vote: All Present - Yes.

Request: Request: Request by the Planning/Zoning Administrator for a Public Hearing on updates to the 2019 Keith County Zoning Regulations.

- 1) Add Attached Accessory Building to Article 6 Definitions.**
- 2) Amend Accessory Uses on an Individual Lot without a Primary Use in RR, RR2, and RM.**
- 3) Add Camping and Storage of Boats and Recreational Vehicles and Figure 7-1 Camping and Storage Limitation Area to Article 7 General Provisions.**
- 4) Add Dwelling Unit: Vacation Rental to Agricultural District and Trans Agricultural District. Amend definition in Article 6 Definitions.**
- 5) Add Intermodal Containers to Article 7 General Provisions.**
- 6) Remove “campground” and “court” from Hotel/Motel definition in Article 6 Definitions.**
- 7) Remove H from Section 3 of Article 10 Residential – Rural District.**
- 8) Add Living Quarters to Article 6 Definitions.**

Board Discussion. Recommendation was made to adjust the 3rd text amendment to allow storage for a vacant lot that is adjacent to another lot with the same owner with a primary use. All other text amendments were accepted as is. It was moved by Adams and seconded by L. Holscher to approve. Roll Call Vote: All Present - Yes.

ADJOURN:

Adjourn by consent at 8:22 p.m.