

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY COURTHOUSE MEETING ROOM
July 23, 2020 7:30 p.m.

Present: Koontz, Adams, L Holscher, Spurgin, T. Holscher and Murray.
Excused: Elliott, Laflan, and Frates
Administrator(s): Poltack, Kuskie
County Liaison: Joan Ervin and Lane Anderson
Guest(s):

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 L. Holscher to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Adams and seconded by L. Holscher to approve the June 4, 2020 minutes. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request by Lance Bohall for a Replat of Lot 2 of Eagle Canyon Park Addition, commonly known as 1069 West Lakeview Road, located in 21-15-40, Keith County, Nebraska.

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

Request by Mark Mason and Denise Salter for a Conditional Use Permit (#20-46) for a Dwelling Unit: Vacation Rental located in Lot 7 Replat of Eagle Bay Townhouses, commonly known as 7 Eagle Bay, located in 26-15-40, Keith County, Nebraska.

Board Discussion. It was moved by Spurgin and seconded by L. Holscher to approve with conditions of no on-street parking, two on-site parking spaces, occupancy limit of 8, and two or more written complaints shall initiate a written warning. Roll Call Vote: All present yes. Motion carried.

Request by Liberty Rental Properties, LLC for a Conditional Use Permit (#20-47) for a Dwelling Unit: Vacation Rental located in Tr in NW ¼ of 7-14-38, commonly known as 174 Ogallala Beach Lake, Keith County, Nebraska.

Board Discussion. It was moved by Adams and seconded by L. Holscher to recommend approval with conditions of quiet time after 11 p.m. , proper trash disposal, no on-street parking, subject to \$150 fine per day for violations, conditional use permit expires upon the sale or transfer of property, two or more written complaints shall initiate a written warning, two on-site parking spaces and occupancy of 10. Roll Call Vote: All present yes. Motion carried.

Request by Crystal Frank for a Conditional Use Permit (#20-48) for an accessory use on a lot without primary use located in Lot 1 Bay Meadows Subdivision, commonly known as 1 Bay Meadows, located in 23-15-39, Keith County, Nebraska.

Board Discussion. It was moved by Adams and seconded by Spurgin to recommend approval with the conditions that the building is constructed in the Northeast corner with an open interior as proposed. Roll Call Vote: All present yes. Motion carried.

Request by Robert Stalker for a Change of Zone from HD to TS for Lot 3 Kramer's 1st Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska.

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

Request by Robert Stalker for a Conditional Use Permit (#20-49) for an RV Campground located in Lot 3 Kramer's 1st Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska.

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

Request by Mako Chmi Club for a Text Amendment of the Keith County Zoning Regulations for the relaxation of setbacks due to the development and topography of the Mako-Ch-Mni Subdivision, more specifically, "Exclusive to the Mako Ch Mni Subdivision, Front and Corner setbacks for all buildings shall be 25 feet from the center of the existing road."

Board Discussion. Three Property owners at Mako-Ch-Mni and the Mako Chmni Club President spoke in support of the text amendment. Keith County Commissioner advised there have been no problems in that subdivision and recommended the Planning Commission recommend approval. Fire Chief Del Simmerman spoke that the current properties of the subdivision do not hinder emergency vehicles. Keith County Attorney Randy Fair clarified that if this issue passes, the entire subdivision and all properties in the subdivision could be effected by the change. Keith County Commissioner Joan Ervin spoke about consistency of regulations and expressed concerns that if the County starts making exceptions to the regulations now, it may lead to more exceptions in the future. It was moved by L. Holscher and seconded by T. Holscher to recommend approval of the text amendment as an exception to Article 10 Residential Rural District (RR), Section 4 stating that "Exclusive to Mako-Ch-Mni subdivision, front and corner setbacks for all buildings shall be 25 feet from the center of the existing road which shall not include Road West B North. Roll Call Vote: Adams yes, Koontz yes, Spurgin abstain, Murray yes, L. Holscher yes, T. Holscher yes. Motion carried.

Request by Ken and Tammy Reit for a Conditional Use Permit (#20-50) for an accessory use on a lot without primary use located in Lot 7-8 Blk 1 Mako-Ch-Mni Subdivision, located in 2-14-39, Keith County, Nebraska.

Board Discussion. Property owners were present. It was moved by L. Holscher and seconded by Adams to recommend approval. Roll Call Vote: All present yes. Motion carried.

Request by Brian Conley and Michele Green for a Conditional Use Permit (#20-51) for Caretaker Living Quarters in Highway District located in Lot 1 Dorris 2nd Subdivision, commonly known as 295 Highway 92 West, located in 19-15-38, Keith County Nebraska.

Board Discussion. It was moved by Adams and seconded by Murray to recommend denial. Roll Call Vote: All present yes. Motion carried.

Request by the Planning Commission for a Text Amendment for inclusion in the Keith County Zoning Regulations to be imposed on Dwelling Unit: Vacation Rentals. The Regulations include, but are not limited to:

- **Quiet time after 11:00 p.m.**
- **Trash to be disposed of properly.**
- **No on street parking**
- **Occupancy Limit imposed**
- **Number of on-site parking spaces**
- **Two or more written complaints in a six-month time period shall initiate a written warning to the property owner. A response to the complaint is required to be received from the property owner. The planning commission and the county board will review said complaints and at their discretion may terminate the Conditional Use Permit for Dwelling Unit: Vacation Rental.**
- **Density may be a condition for non-approval of a Dwelling Unit: Vacation Rental Conditional Use Permit.**
- **In the event a Dwelling Unit: Vacation Rental: is operating without a Keith County Conditional Use Permit, there shall be a per day fine imposed.**

Board Discussion. Board Reviewed proposed Article 25. It was moved by Adams and seconded by Murray to recommend approval. Roll Call Vote: All present yes. Motion carried.

ITEMS FOR DISCUSSION:

Covid-19 Protocol discussed. Planning Commission will follow the same screening/safety protocols that the County Board implements.

NEXT MEETING

Next Planning Commission Meeting scheduled for August 6, 2020.

PUBLIC COMMENT:

ADJOURN:

Adjourn by consent at 8:59 p.m.