

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
KEITH COUNTY DEPT. OF ROADS MEETING ROOM
September 3, 2020 7:30 p.m.

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

Excused: Spurgin

Administrator(s): Kuskie

County Liaison: Corey Crandall

Guest(s): Verdis and Pam Vieselmeyer, Michael Drain, Bob Nelson, Shawn Hebbert, Sue Olson Forbes, William Forbes, Brian Brunswig, Sondra Sharkey, Ross BrinVenc, Jerry Raether, Ryan Dickinson, Caleb Johnson, Kathy Vedder, Leslie Greer, Gary Telitz, Richard Zwisler, G Lacy, and Richard Key.

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

MINUTES: It was moved by Elliott and seconded by Laflan to approve the July 23, 2020 minutes. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

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.

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

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.

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

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

Board Discussion. Property owner was present and explained the topography of the lots. Property owner has concerns two lots aren't buildable and wanted to sell it as one parcel. Board members had questions/concerns about proposed replat meeting regulations for depth to width ratio. It was moved by Adams and seconded by Frates to table this matter. Roll call vote: All present yes. Motion carried.

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.

Board Discussion. CNPPID representative was present and spoke about replat. Multiple property owners from K-1 were present. Two property owners spoke in support of the replat. One property owner spoke on behalf of LMLI (lessees group) and advised they are in support of this replat, but not in support of future development of new lots. CNPPID acknowledged that concern as well. It was moved by Laflan and seconded by T. Holscher to recommend approval. Roll Call Vote: All present yes. Motion carried.

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.

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

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.

Board Discussion. Property owner was present and explained the property's topography and his desire for the CUP. It was moved by Laflan and seconded by Elliott to recommend approval. Roll Call Vote: All present yes. Motion carried.

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.

Board Discussion. Property owner was present. It was moved by Adams and seconded by Elliott to recommend disapproval due to failure to meet minimum square footage requirements. Roll Call Vote: All present yes. Motion carried.

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

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

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.

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

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.

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

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

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

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.

Board Discussion. Shawn Hebbert spoke about the research he had done concerning cell phone towers and the negative impacts they could have on property values. The Planning Commission expressed concerns about the wording of the proposed text amendment, the restrictions 100% approval would put in place if there was one person in opposition, and noted there are procedures in the regulations that have worked in the past when opposition arose. It was moved by Laflan and seconded by Elliott to recommend disapproval. Roll Call Vote: All present yes. Motion carried.

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.

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

ITEMS FOR DISCUSSION:

NEXT MEETING

Next Planning Commission Meeting scheduled for October 8, 2020

PUBLIC COMMENT:

ADJOURN:

Adjourn by consent at 8:48 p.m.