

KEITH COUNTY PLANNING COMMISSION MEETING MINUTES  
Keith County Roads Department Meeting Room  
January 4, 2024 - 7:30 p.m.

Present: Adams, Davis, Frates, Gibson, L. Holscher, T. Holscher  
Absent: Elliott, Patterson, Spurgin  
Administrator: Cody Fenwick  
County Liaison: Ervin  
Guests: Dan Hartman

The meeting was called to order at 7:30 p.m. by Adams. It was noted by Adams the meeting was being recorded and the Open Meetings Act poster is posted on the east wall of the meeting room.

**APPROVAL OF THE AGENDA:**

It was moved by L. Holscher and seconded by T. Holscher to accept the agenda as presented. Roll Call Vote: All Present Yes. Motion Carried.

**APPROVAL OF THE MINUTES:** It was moved by Frates and seconded by T. Holscher to approve the December 7, 2023, regular meeting minutes. Roll Call Vote: All Present Yes. Motion Carried.

**PUBLIC HEARING ITEMS:**

**Request by Dan Hartman for a Conditional Use permit (23-33) for a Second Accessory over 300 square feet, located at LAKE HOME (IOLL) LOT 50 K-1 4-14-38, Keith County, Nebraska.**

The Chairman opened the floor for public comment, the property owner was present and advised he was present to answer any questions and to let the Board know the site location for the requested accessory building is the only level area for placement. Board discussion, Chairman Adams advised that Article 10, Section 5, F c. states no more than one Accessory Building may be located in the required front yard. It was moved by Davis and seconded by Frates to recommend approval. Roll call vote: Davis, yes; T. Holscher, yes; Frates, yes; Gibson, yes; L. Holscher, yes; Adams, no. Motion carried.

**Request by Keith County Surveyor, Ryan Dickinson, for a Text Amendment of the Keith County Zoning and Subdivision Regulations pertaining to lot width and depth, specifically amending Article 8 Agricultural District (A): Section 4, the minimum lot depth from 500 feet to 300 feet and minimum lot width from 100 feet to 200 feet; and Section 4A, D. All lots shall have a minimum depth to width ratio of no more than three (3) times the depth to one (1) times the width. Adding "excluding parcels more than ten (10) acres in area."**

The Chairman opened the floor for public comment, Administrator, Fenwick, advised Ryan Dickinson phoned to say he would not be able to attend the meeting and asked that the request be tabled. Board discussion. It was moved by Davis and seconded by Gibson to table the request until the February meeting. Roll call vote: All present yes. Motion carried.

**ITEMS FOR DISCUSSION:**

**NEXT MEETING**

February 1, 2024, at 7:30 p.m. Keith County Department of Roads Meeting Room, 202 West Riverdale Drive, Ogallala, NE,

**ADJOURN:** The meeting was adjourned at 7:45 p.m. by consent.