

KEITH COUNTY PLANNING COMMISSION MEETING MINUTES
Keith County Roads Department Meeting Room
February 22, 2024 - 7 :30 p.m.

Present: Adams, Davis, Frates, Gibson. L. Holscher, T. Holscher, Patterson, Spurgin

Absent: Elliott,

Administrator: Cody Fenwick

County Liaison: Ervin

Guests: Rusty Trplette, Sandy Triplette, Eric Watson, Christine watson, DeAnna Eliker, Roger C Rankin, Ryan Dickinson, Katie Pierce, Steve Broda, Blake McLeod.

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

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

PUBLIC HEARING ITEMS:

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, Ryan Dickinson gave examples of why this lot ratio rule can be problematic when performing surveys in Agricultural districts. Board discussion on lot width and lot length. It was moved by L.Holscher and seconded by Gibson to recommend approval. Roll call vote: All yes. Motion carried.

Request by Keith County Highway Superintendent, Thomas Wilbur, for a Conditional Use Permit (24-01) to operate a sand/gravel mining operation, located at TRACT B13 13-13-41 615.44A, Keith County, Nebraska.

The Chairman opened the floor for public comment, none was heard. Board discussion on adjacent roads and savings for the county. It was moved by T.Holscher and seconded by Frates to recommend approval. Roll call vote: All yes. Motion carried.

Request by DeAnna Eliker for a Conditional Use Permit (24-02) for additional intermodal containers in Agricultural Zoning District (A), located at E1/2NE1/4SE1/4 EX TRACT 3-15-40 14.77A, more commonly known as 129 Ivan Street, Keith County, Nebraska.

The Chairman opened the floor for public comment, the owner spoke of using these containers for storage, arranging them in a U shape and building a roof over the center for tractor storage. Board discussion on the roof turning them into a single structure. Administrator suggested making a free standing cover, separate from the containers a condition. It was moved by Davis and seconded by Spurgin to recommend approval, with the condition the cover does not connect to the containers, but is free standing. Roll call vote: All yes. Motion carried.

Request by Roger Rankin, for D. J. Eihusen, for a Change of Zone from Agricultural District (A) to Residential Rural District (RR), of vacated lots 1-12 of Sunset subdivision, located in East ½ of Section 7 and the west ½ of Section 8, Township 14 North, Range 38 West of the 6th P.M, Keith County, Nebraska.

The Chairman opened the floor for public comment, Roger Rankin spoke of the history on the subdivision. Board discussion. It was moved by Frates and seconded by T.Holscher to recommend approval. Roll call vote: All yes. Motion carried.

Request by Roger Rankin, for D. J. Eihusen, for a Preliminary Plat of Sunset Vista Subdivision, lots 1-4 and 6-12 and part of lot 4 Buffalo Replat#2, of vacated lots 1-12 of Sunset subdivision, located in East ½ of Section 7 and the west ½ of Section 8, Township 14 North, Range 38 West of the 6th P.M, Keith County, Nebraska.

The Chairman opened the floor for public comment, none was heard. Board discussion. It was moved by Gibson and seconded by Spurgin to recommend approval. Roll call vote: All yes. Motion carried.

Request by Justin Misegadis for a Final Plat of Anderson Minor Subdivision, located at TR IN NW1/4 4-15-40 3.01A, Keith County, Nebraska.

The Chairman opened the floor for public comment, none was heard. Board discussion. It was moved by Gibson and seconded by Spurgin to recommend approval. Roll call vote: All yes. Motion carried.

Request by Justin Misegadis for a Change of Zone from Agricultural District (A) to Residential Rural Two District (RR2), located at TR IN NW1/4 4-15-40 3.01A, Keith County, Nebraska.

The Chairman opened the floor for public comment, none was heard. Board discussion. It was moved by T.Holscher and seconded by Frates to recommend approval. Roll call vote: All yes. Motion carried.

Request by Kevin Anderson for a Change of Zone from Agricultural District (A) to Residential Rural Two District (RR2), located at TR IN NW1/4 4-15-40 7.79A, Keith County, Nebraska.

The Chairman opened the floor for public comment, none was heard. Board discussion. It was moved by T.Holscher and seconded by Frates to recommend approval. Roll call vote: All yes. Motion carried.

Request by Mitchell Gordon, for Reckseen, Elliot and Pierce, for a Conditional Use Permit (24-03) for a short term vacation rental, located at LOT 24 REPLAT OF EAGLE BAY TOWNHOUSES (26-15-40), also known as 24 Eagle Bay, Keith County, Nebraska.

The Chairman opened the floor for public comment, several property owners from Eagle Bay Townhouses voiced their concerns about over-taxing the existing infrastructure, noise, an incident of a gunshot, inappropriate parking of vehicles/recreational vehicles, uncontrolled pets, hostile renters, inability to reach the owner, and they rented all last summer without a permit. Katie Pierce, one of the owners of 24 Eagle Bay, asked that her request be approved, as per language in §18-1758 and language in the Home Owner's Association (HOA) document not restricting short term rentals, and questioning the legality of amending the HOA to do so.. Ms. Pierce also stated this unit was a short term rental before she and her partners purchased in October, 2022. Board discussion. It was moved by Spurgin and seconded by Davis to recommend denial. Roll call vote: Davis, yes; Spurgin, yes; L.Holscher, yes; Frates, no; Gibson, yes; T.Holscher, yes; Patterson, yes; Adams, yes. Motion carried.

ITEMS FOR DISCUSSION:

NEXT MEETING

March 21, 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 8:38 p.m. by consent.