

KEITH COUNTY PLANNING COMMISSION MEETING MINUTES

Keith County Roads Department Meeting Room

March 21, 2024 - 7:30 p.m.

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

Absent: Elliott, Gibson, Davis (excused)

Administrator: Fenwick

County Liaison: Ervin

Guests: Dan Hartman, Dave Hartman, Roger Rankin

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

**APPROVAL OF THE MINUTES:** It was moved by L.Holscher and seconded by T.Holscher to approve the February 22, 2024, regular meeting minutes. Roll Call Vote: All Present Yes. Motion Carried.

**PUBLIC HEARING ITEMS:**

**Request by D. J. Eihusen and Roger Rankin for a Final 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 Vista 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 Spurgin and seconded by Frates to recommend approval. Roll call vote: All yes. Motion carried.

**Request by William Smith for a Conditional Use Permit(24-04) for a short term vacation rental, located at LOT 5 REPLAT OF LOTS B-3 THROUGH B-6 OF THE DUNES AT LAKE MC CONAUGHY PHASE 1 1.98A (31-15-39), Keith County, Nebraska.**

The Chairman opened the floor for public comment, none was heard. Board discussion on requesting a conditional use for short term rental before building the home and the size of the home in relation to the number of guests. It was moved by T.Holscher and seconded by Frates to recommend approval. Roll call vote: All yes. Motion carried.

**Request by Dan Hartman for a Conditional Use permit (24-05) for a Second Accessory over 300 square feet, located at LAKE HOME (IOLL) LOT 50 K-1 4-14-38, more commonly known as 50 K-1 Road, Keith County, Nebraska.**

The Chairman opened the floor for public comment, the owner spoke of the unbuildable area on his lot due to CNPPID replatting lots, the unappealing look to his home if he were to attach the home and existing garage with the limited space available to do so, and the terrain on his lot not allowing a second garage to be built in the rear yard. Board discussion. It was moved by Frates and seconded by Spurgin to recommend approval. Roll call vote: T.Holscher, yes; Frates, yes; L.Holscher, no; Patterson, yes; Adams, no; Spurgin, yes. Motion carried.

**Request by Michael Seeley and Harold Treptow for a Preliminary Plat of the Dunes at Lake McConaughy Phase 1 Restored Lots C1-C5, located in the NE ¼ section of 31, Township 15 N., Range 39 West of the 6th P.M., Keith County, Nebraska.**

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

**ITEMS FOR DISCUSSION:** Discussed subjects Ervin and Fenwick learned at the annual NPZA conference, specifically state law pertaining to open meetings act and conditional uses permitted by special review.

**NEXT MEETING**

April 4, 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.