

**AGENDA**  
**KEITH COUNTY PLANNING COMMISSION**  
March 3, 2022 – 7:30 p.m.  
Keith County Roads Department Meeting Room  
202 West Riverdale Drive, Ogallala, NE

This agenda shall be kept continuously current.

Call to Order \_\_\_\_\_(time)

ROLL CALL (Note open meeting booklet) – Recognition of recording devices.

Davis _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Koontz _____	Gibson _____	T. Holscher _____

COUNTY LIAISON: \_\_\_\_\_  
STAFF: \_\_\_\_\_  
GUESTS: \_\_\_\_\_

**APPROVAL OF AGENDA:**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Adams _____	Frates _____	Elliott _____
Koontz _____	Gibson _____	T. Holscher _____
Spurgin _____	L Holscher _____	Davis _____

**APPROVE THE MINUTES: Approval of the January 6, 2022 regular meeting minutes.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Adams _____	Frates _____	Elliott _____
Koontz _____	Gibson _____	T. Holscher _____
Spurgin _____	L Holscher _____	Davis _____

**PUBLIC HEARING ITEMS:**

**Request by Andrew Glinn for a Conditional Use Permit (22-1) for an Ice Vending Machine, located on Lot 1, Replat 2 of Block 1 Inland Seas Village, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz _____	Gibson _____	T. Holscher _____
Spurgin _____	L. Holscher _____	Davis _____
Frates _____	Elliott _____	Adams _____

**Request by Western Engineering Company, Inc. for a Conditional Use Permit (22-2) for a temporary asphalt plant, located in the E ½ of Section 9 Except a Tract of 9-14-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Lakeside Land Company, LLC for a Final Plat of Lots 1 and 2, Block 2 of Bennett's Lakeshore Replat, located in 6-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Ruben and Mary Valdez for a Final Plat of Lots 18-20, Peterson's First Subdivision, located in 5-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Sandhills State Bank for a Final Plat of Lot 2 of Replat 2, of Block 1, Inland Sea Village, located in the NE ¼ of 20-15-38, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Laurie Jones for a Conditional Use Permit (22-3) for a Vacation Rental located at Lot 1 Amen's 1st Subbdivision, more commonly known as 1451 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Clint Halligan of Renn Enterprises, LP for a Minor Subdivision of tracts located in the S ½ of 21-15-38 and the N ½ of Section 28-15-38, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Larry McBride for a Conditional Use Permit (22-4) for a Vacation Rental located at Lot 10 Sand Creek Subdivision Phase 1, more commonly known as 2137 Road West I North, located in 3-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Kevin Onken dba K & P Rentals, LLC for a change of zone from Tourist Service to Residential Medium Density at Lot 4 & Triangular Tr in Lot 3 of J's 2nd Subdivision, located in 4-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Philip Huemmler dba Sunflower Haven, LLC for a change of zone from Neighborhood Convenience to General Business at Lot 3 of Sunflower Haven Subdivision, located at 21-15-40, Keith County, Nebraska.**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

**Request by Keith County Planning Commission for a text amendment to the Planning and Zoning Regulations adding "For parcels platted after March 23, 2022, every building erected or moved shall be on a lot or parcel which abuts a public or approved private street/road, which is built to county standards, to provide safe and convenient access for servicing, fire protection and required off-street parking."**

Comments: \_\_\_\_\_

Motion to: \_\_\_\_\_

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call Vote:

Koontz \_\_\_\_\_ Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_

Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_ Davis \_\_\_\_\_

Frates \_\_\_\_\_ Elliott \_\_\_\_\_ Adams \_\_\_\_\_

ITEMS FOR DISCUSSION:

NPZA spring conference

NEXT MEETING

April 7, 2022 –7:30 P.M. Keith County Roads Department Meeting Room, 202 West Riverdale Drive, Ogallala, NE

PUBLIC COMMENT:

ADJOURN by consent Time: \_\_\_\_\_

\*\*The agenda contains a list of subjects known at the time of its distribution February 24, 2022. A current copy is kept on file at the off-campus Planning and Zoning office, 333 East 2<sup>nd</sup> Street, Ogallala, NE 69153. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the schedule commencement of the meeting. Individuals attending this meeting are invited to make comments during “Public Comment”.