

**AGENDA**  
**KEITH COUNTY PLANNING COMMISSION**  
February 22, 2024 – 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 act) – Recognition of recording devices.

Davis _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Gibson _____	T. Holscher _____	Patterson: _____

COUNTY LIAISON: \_\_\_\_\_

STAFF: \_\_\_\_\_

GUESTS: \_\_\_\_\_

APPROVAL OF AGENDA:

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

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

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

Roll Call Vote:

Davis _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Gibson _____	T. Holscher _____	Patterson: _____

APPROVE THE MINUTES: Approval of the January 4, 2024 regular meeting minutes.

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

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

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

Roll Call Vote:

Davis _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Gibson _____	T. Holscher _____	Patterson: _____

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.”**

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

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

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

Roll Call Vote:

Davis _____	Spurgin _____	L. Holscher _____
Adams _____	Frates _____	Elliott _____
Gibson _____	T. Holscher _____	Patterson: _____

**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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_

**Request by DeAnna Elikor 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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson \_\_\_\_\_

**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 6<sup>th</sup> P.M, Keith County, Nebraska.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson \_\_\_\_\_

**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 6<sup>th</sup> P.M, Keith County, Nebraska.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson \_\_\_\_\_

**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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson: \_\_\_\_\_

**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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson: \_\_\_\_\_

**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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson: \_\_\_\_\_

**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.**

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

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

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

Roll Call Vote:

Davis \_\_\_\_\_ Spurgin \_\_\_\_\_ L. Holscher \_\_\_\_\_  
Adams \_\_\_\_\_ Frates \_\_\_\_\_ Elliott \_\_\_\_\_  
Gibson \_\_\_\_\_ T. Holscher \_\_\_\_\_ Patterson: \_\_\_\_\_

**ITEMS FOR DISCUSSION:**

**Keith County Comprehensive Plan Update**

**NEXT MEETING**

March 21, 2024 –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 9, 2024. The current copy is kept on file at the Planning and Zoning office, 202 West Riverdale Drive, Ogallala, NE 69153. Except for items of an emergency nature, the agenda will not be enlarged later than 24 hours before the scheduled commencement of the meeting. Individuals attending this meeting are invited to make comments during "Public Comment".