

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
Keith County Roads Department Meeting Room
January 6, 2022 – 7:30 p.m.

Present: Spurgin, Adams, Elliott, Frates, & Gibson

Absent: L. Holscher, Koontz, Davis, and T. Holscher

Administrator: Kuskie

County Liaison: Ervin and Crandall

Guests: Andrew Glinn, Jack Glinn, Mrs. Glinn, Annette Beall, Kevin Campbell, and Jason Bishop.

The meeting was called to order at 7:30 p.m. by Chairman Adams. The Open Meetings Act poster is posted on the east wall of the meeting room. Recognition of recording by the Chairman Adams.

APPROVAL OF THE AGENDA:

It was moved by Spurgin and seconded by Frates to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

MINUTES: It was moved by Frate sand seconded by Spurgin to approve the December 2, 2021 regular meeting minutes. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request by Annette Beall for a Text Amendment revising Article 7- General Provisions, Section 10 Ice Vending Machines to include the well being on the same site as the ice machine and ice machines not be located within a 5-mile radius of an existing ice machine.

The Chairman opened the floor for public comment. Andrew Glinn addressed the board and advised ice machines are regulated by the State and not the County and read the definition of free enterprise, which private business operates in competition and free of state control. Kevin Campbell spoke about ice machines being unique and trying to enhance property. Board Chair Adams read from the regulations the purpose of the Keith County Planning and Zoning regulations. Board discussion included discussion the inability of the Planning Commission to limit free enterprise. It was moved by Frates and seconded by Spurgin to recommend denial of the text amendment. Roll call vote: all present yes. Motion carried.

Request by Keith County Planning and Zoning Administration for a Text Amendment revising Article 10- Residential Rural District (RR), Section 6B regarding barbed wire fences requiring a Conditional Use Permit. The amendment will either remove this requirement from the regulations or move it to Article 10, Section 3 which outlines Conditional Uses in Residential Rural.

The Chairman opened the floor for public comment. Corey Crandall spoke about a neighboring property installing a barbed wire fence in RR next to a property owner that had properly obtained a Conditional Use Permit. Board discussion. It was moved by Gibson and seconded by Spurgin to table the item for revision. Roll Call Vote: All present yes. Motion carried.

PUBLIC COMMENT:

Jason Bishop spoke looking for guidance from the Board regarding a proposed communication tower next to a substation in the county that cannot currently meet setbacks. The Board discussed options including purchasing land from the neighboring property.

ITEMS FOR DISCUSSION:

Regulation from other counties regarding appropriate road access- The Board would like to continue the conversation at the next meeting. Discussion included parcels that are <10 acres with private access easements that are granted to each neighboring parcel and a road is never platted.

GIS Zoning map is live- Kuskie demonstrated the map for the group

NEXT MEETING

February 3, 2022 at 7:30 p.m. Keith County Department of Roads Meeting Room, 202 West Riverdale Drive, Ogallala, NE

ADJOURN: Adjourned at 8:39 p.m. by consent.