

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
Keith County Roads Department Meeting Room
December 1, 2022 – 7:30 p.m.

Present: Davis, Elliott, Gibson, T. Holscher, Koontz, Spurgin, and Frates
Absent: Adams and L. Holscher
Administrator: Kuskie
County Liaison: Ervin
Guests:

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 Chairman.

APPROVAL OF THE AGENDA:

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

MINUTES: It was moved by Davis and seconded by Koontz to approve the November 3, 2022, regular meeting minutes. Roll Call Vote: All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request by Kingsley Cattle Co., for a Change of Zone from Agricultural District to Rural Residential Two District for 2 unplatted lands of proposed Final Plat of Kingsley Cattle Co. Replat, located at NE ¼ of 20-15-38, Keith County, Nebraska.

The Vice-Chairman opened the floor for public comment, Wes Holland gave a background on the proposal. Board discussion. It was moved by Frates and seconded by Koontz to recommend approval. Roll call vote: All present yes. Motion carried.

Request by Kingsley Cattle Co., for a Final Plat of Kingsley Cattle Co. Replat of Lot 1, Block 1, Martin Bay Community Church Subdivision and 2 unplatted lands, all located in the NE ¼ of 20-15-38, Keith County, Nebraska.

The Vice-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 present yes. Motion carried.

Request by John Hogan for a Change of Zone from Agricultural District to Rural Residential Two District at TR in NW ¼ 5-15-40, Keith County, Nebraska.

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

Request by John Hogan for a Final Plat of Hogan Minor Subdivision, located in the NW ¼ of 5-15-40, Keith County, Nebraska.

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

Request by Linda Moore for a Conditional Use Permit (22- 16) for an accessory building without a primary, located at lot 2 Moore Replat, more commonly known as 15 Lakeview Hills 2, located in 25-15-40, Keith County, Nebraska.

The Vice-Chairman opened the floor for public comment, a neighbor asked about the number of accessory buildings located on the property. It was clarified the question was in regard to a trailer on wheels which is not considered an accessory building. The Planning Commission asked about the zoning violation in question and zoning administration clarified. Property owner, John Moore said everything is roughed in, however the living quarters is not complete, but he intends to complete it. Board discussion. It was moved by Davis and seconded by Spurgin to recommend approval of CUP with a 1-year time limit. Roll call vote: Davis yes, Spurgin yes, Koontz yes, Gibson yes, Elliot yes, T. Holscher yes. Frates no. Motion carried.

Request by Mathew Gruber for a Final Plat of Gruber Replat of Lots 5 & 15, Block 4, Alta Vista Subdivision #1, located in 6-15-40, more commonly known as 45 Alta Vista, Keith County, Nebraska.

The Vice-Chairman opened the floor for public comment, none was heard. Property owner was present and explained he wants to add a roof over the patio. Board discussion included concern for vacating the utility easement. Property owner explained the topography of the south lots would make it difficult to build and power is currently ran north of the parcels. It was moved by Frates and seconded by Spurgin to recommend approval as presented on mylar. Roll call vote: Frates yes, Spurgin yes, Koontz yes, T. Holscher yes. Gibson no, Elliot no. Motion carried.

Request by Brandon Clarke and Lindsie Myers for a Conditional Use Permit (22 - 17) for an accessory building without a primary, located at Lot 9 Fischer's 4th Sub, located in 6-15-40 Keith County, Nebraska.

The Vice-Chairman opened the floor for public comment, a question was posed regarding the timeframe to build the primary residence. Board discussion. It was moved by Davis and seconded by Frates to recommend approval. Roll call vote: All present yes. Motion carried.

Request by Vail Enterprises LLC., for a Final Plat of Vail Enterprises LLC Replat of replatted Lot 8, Block 2, Pelican Roost No. 4 and Lot 5, Pelican Roost No. 6, located in the SW ¼ of 25-15-40, Keith County, Nebraska.

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

PUBLIC COMMENT:

None.

ITEMS FOR DISCUSSION:

In the event the Chairman (Adams) and Vice-Chairman (Elliott) are both unavailable, it was discussed Koontz would head the meeting.

NEXT MEETING

January 5, 2023, at 7:30 p.m. Keith County Department of Roads Meeting Room, 202 West Riverdale Drive, Ogallala, NE

ADJOURN: Adjourned at 8:18 p.m. by consent.