

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
Keith County Roads Department Meeting Room
March 3, 2022 – 7:30 p.m.

Present: Davis, Adams, Koontz, Frates, Spurgin, L. Holscher, T. Holscher , & Gibson

Absent: Elliott

Administrator: Kuskie

County Liaison: Ervin and Crandall

Guests: Kevin Onken, Larry McBride, Elaine Luthnan, Mitch Hagan, Andrew Glinn, Jack Glinn, Deb Branham, Spencer Sexson, Shawna Sexson, Ruben Valdez, Phil Pierce, Casey Craig, Shelley Craig, Matt Haverman, Laurie Jones, Cristina Huemmler, Randy Fair

The meeting was called to order at 7:33 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 L. Holscher and seconded by Koontz to accept the agenda as presented. Roll Call Vote. All Present Yes. Motion Carried.

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

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.

Zoning administration read the letter received from Kevin Campbell. The Chairman opened the floor for public comment. Spencer Sexson spoke in support of the request and Deb Branham spoke in agreeance with Sexson. Sexson provided a receipt for RV and vehicle storage. It was moved by Spurgin and seconded by Frates to recommend approval. Roll call vote: Davis, Koontz, Spurgin, Frates, Gibson, L. Holscher, T. Holscher yes. Adams no. Motion carried.

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.

The Chairman opened the floor for public comment. Calvin Davidson spoke about the project representing Western Engineering Company, Inc. Board discussion. It was moved by L. Holscher and seconded by Spurgin to recommend approval. Roll call vote: All present yes. Motion carried.

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.

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

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.

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

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.

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

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.

The Chairman opened the floor for public comment. Property owner was present and asked the board to approve the request. Neighbor Phil Pierce spoke in support. Board discussion. It was moved by Gibson and seconded by T. Holscher to recommend approval. Roll call vote: All present yes. Motion carried.

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.

The Chairman opened the floor for public comment. Phil Pierce spoke advising he represents the property owner. He advised this request is to correct a mistake and asks the Board to approve. Board discussion. It was moved by Davis and seconded by Spurgin to recommend approval. Roll call vote: All present yes. Motion carried.

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.

The Chairman opened the floor for public comment. Property owner was present and spoke regarding the request. Board discussion. It was moved by L. Holscher and seconded by T. Holscher to recommend approval. Roll call vote: All present yes. Motion carried.

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.

The Chairman opened the floor for public comment. Property owner was present and spoke about the request. Board discussion. It was moved by Spurgin and seconded by Davis to recommend approval. Roll call vote: All present yes. Motion carried.

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.

The Chairman opened the floor for public comment. Property owner was present. Board discussion. It was moved by L. Holscher and seconded by Spurgin to recommend approval, given that it is verified that the lot is Lot 3. Roll call vote: All present yes. Motion carried.

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.”

The Chairman opened the floor for public comment, none was heard. Board discussion. It was moved by L. Holscher and seconded by Gibson to recommend approval of text amendment with amended language. Roll call vote: Spurgin, Gibson, L. Holscher, T. Holsher, and Adams yes. Koontz, Frates, and Davis No. Motion carried.

PUBLIC COMMENT:

None.

ITEMS FOR DISCUSSION:

None.

NEXT MEETING

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

ADJOURN: Adjourned at 8:53 p.m. by consent.