

KEITH COUNTY PLANNING COMMISSION
MEETING MINUTES
Keith County Roads Department Meeting Room
May 5, 2022 – 7:30 p.m.

Present: Davis, Gibson, L. Holscher, Elliott, and T. Holscher

Absent: Adams, Koontz, Spurgin, and Frates

Administrator: Kuskie

County Liaison: Ervin

Guests: Jeana Smith, Ron Smith, John Hartman, David Moreau, Kelly Gies, Trent Santero, Matthew Houk, Win Callahan, Mike Ketterer, Robert Luedtke, and John Carson

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

APPROVAL OF THE AGENDA:

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

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

REORGANIZE THE BOARD

It was moved by L. Holscher and seconded by T. Holscher to table the reorganization of the board to the next meeting. Roll Call Vote. All Present Yes. Motion Carried.

PUBLIC HEARING ITEMS:

Request by Zachary and Katherine Smith for a Change of Zone from Rural Residential 2 to General Business at TR In NW ¼ 5-13-37, Keith County, Nebraska, more commonly known as 124 Roscoe F Street.

Elliott opened the floor for public comment. Ron Smith, Zachary Smith's father spoke about the intentions of the property. Board discussion included spot zoning. It was moved Davis and seconded by T. Holscher to recommend approval. Roll call vote: T. Holscher and Davis yes. L. Holscher, Elliott, and Gibson no. Motion failed.

Request by Dave and Bambi Moreau for a Road Vacation for Alley running East/West located in Block 2 of Otter Creek Meadows Subdivision and in Block 1 of Peterson's 2nd Subdivision, Keith Co., Nebraska.

Elliott opened the floor for public comment. Ryan Dickinson offered definitions for information. Five neighbors spoke in opposition as well as two individuals representing utility companies. Board discussion. It was moved by L. Holscher and seconded by Gibson to recommend denial. Roll call vote: All Present Yes. Motion carried.

Request by John Hartman for a Conditional Use permit (22-5) for a Vacation Rental located at Unit-4 and Unit-D of Lots 6 & 7 Block 2 Bayside Country Estates, more commonly known as 204 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska.

Elliott opened the floor for public comment, none was heard. Property owner was present. Board discussion. It was moved by T. Holscher and seconded by Davis to recommend approval. Roll call vote: All Present Yes. Motion carried.

Request by Rid Kuoch for a Conditional Use Permit (22-6) for an accessory building without a primary at lot 43 McGinley's Sub, located in 21-15-38, Keith County, Nebraska.

Elliott opened the floor for public comment, none was heard. Board discussion included building layout. Zoning Administrator clarified guest housing is permitted by right per the regulations. It was moved Gibson and seconded by L. Holscher to recommend approval. Roll call vote: All Present Yes. Motion carried.

Request by Trent and Amy Santero for a Conditional Use Permit (22-7) for a Vacation Rental located at Lot 1 Snyder's Admin. Replat, more commonly known as 218 Bayside Country Estates, located in 22-15-40 Keith County, Nebraska.

Elliott opened the floor for public comment, none was heard. Property owner was present. Board discussion. It was moved by L. Holscher and seconded by Gibson to recommend approval. Roll call vote: All Present Yes. Motion carried.

Update to Keith County, Nebraska Zoning and Subdivision Regulations Article 4- Districts and Boundaries, Section 2 Boundaries to Certify the Official Zoning Map of Keith County, Nebraska as V1:2022.

Elliott opened the floor for public comment, none was heard. It was moved by L. Holscher and seconded by T. Holscher to certify the official map. Roll call vote: All Present yes. Motion carried.

PUBLIC COMMENT:

None.

ITEMS FOR DISCUSSION:

L. Holscher suggested sending letters to real estate agents regarding the text amendment previously made that outlines all parcels have improved access. In order to be equitable to all real estate agents, it was suggested that perhaps a newspaper article in the future would be appropriate.

Joan Ervin discussed the 30 x 30 summit she attended in Lincoln.

NEXT MEETING

June 2, 2022 at 7:30 p.m. Keith County Department of Roads Meeting Room, 202 West Riverdale Drive, Ogallala, NE

ADJOURN: Adjourned at 8:28 p.m. by consent.