

KEITH COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Keith County Roads Department Meeting Room  
June 2, 2022 – 7:30 p.m.

Present: Davis, Adams, Koontz, Frates, Gibson, L. Holscher, and Elliott

Absent: Spurgin and T. Holscher

Administrator: Kuskie

County Liaison: Crandall

Guests: Ben Barends, Sylvia Handzel, Julie Bruckner, Lynn Bruckner, Ron Coakley, Michael Vail, Chris Vail, Blake Odenbaugh, Whitey Odenbaugh

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.

**APPROVAL OF THE AGENDA:**

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

**MINUTES:** It was moved by Elliott and seconded by Davis to approve the May 5, 2022 regular meeting minutes as amended to reflect Elliott recognized recording (not Chairman). Roll Call Vote. All Present Yes. Motion Carried.

**REORGANIZE THE BOARD**

Elliott nominated Adams for Chairman and Koontz nominated Elliott for Vice-Chairman. Larry moved that nominations cease, and Davis seconded. All present aye. Motion carried.

**PUBLIC HEARING ITEMS:**

**Request by Luke Andrews for a Conditional Use permit (22-8) for a Vacation Rental located at Lot 1 Tim O'Connor's 1st Adm replat, more commonly known as 31 Albees, 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 L. Holscher and seconded by Koontz to recommend approval. Roll call vote: All Present yes. Motion carried.

**Request by K3B Investment for a Conditional Use permit (22-9) for a Vacation Rental located at Lot 2 BLK 1 Pelican Roost 1, m WITHDRAWN own as 12 Pelican Roost 1, located in 25-15-40, Keith County, Nebraska.**

**Request by Alvin and Dana Odenbaugh for a Conditional Use permit (22-10) for a second farm/ranch dwelling in Agricultural District located at W ½ EX TR & R.O.W. 62.66 Acres, more commonly known as 773 Road West G North, located in 13-13-40-, Keith County, Nebraska.**

The Chairman opened the floor for public comment, none was heard. Property owner was present and disclosed that there are already two houses on the quarter section and this would be a third. Board discussion included outlining the regulations allowing for two dwellings in Ag with conditional use. It was moved by Elliott and seconded by Frates to recommend denial. Roll call vote: All Present yes. Motion carried.

**Request by Frost Holdings at the Cove, LLC for a Conditional Use permit (22-11) for a campground to include RV Park located at Lot 1 RW Admirals, LLC Replat, more commonly known as 14 Berry's, located in 17-15-39, Keith County, Nebraska.**

The Chairman opened the floor for public comment, none was heard. Property owner was present. A neighbor spoke about his desire to see a site plan and how the campground would fit with the surrounding areas. Board discussion regarding no site plan submitted however it's not required by the regulations. It was moved by Davis and seconded by Koontz to recommend approval. Roll call vote: All Present yes. Motion carried.

**Request by Frost Holdings at the Cove, LLC for a Conditional Use permit (22-12) for a campground to include RV Park located at Lots 1-2-3 Ex Trs BLK 2 Berry's Sub, more commonly known as 999 Lemoyne Road, located in 17-15-39, Keith County, Nebraska.**

The Chairman opened the floor for public comment, none was heard. Property owner was present and discussed this property has been used as an RV park since prior to her purchase. Board discussion. It was moved by L. Holscher and seconded by Gibson to recommend approval. Roll call vote: All Present yes. Motion carried.

**Request by Ken Reiter for a Final Plat of Replat of Lots 8, Block 1, and Lot 7, Block 5, Mako-Ch-Mni Sub, 17-15-39, Keith County, Nebraska.**

TABLED by Ken Reiter

**Request by Susan and Lloyd Logsdon for A Final Plat of Logsdon Replat of Lot 3 of Logsdon's Landing Replat and Lot 4 of Lakeview Heights, located in the S 1/2 of 25-15-40, Keith County, Nebraska.**

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

**PUBLIC COMMENT:**

None.

**ITEMS FOR DISCUSSION:**

None.

**NEXT MEETING**

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

**ADJOURN:** Adjourned at 8:29 p.m. by consent.