

Keith County Planning Commission

Minutes of October 1, 2015

Chairman Koontz called the meeting to order at 7:30 p.m. with a quorum present. Chairman Koontz noted that the Nebraska Open Meeting Law was displayed for all to read.

Roll Call: C. Allen, S. Allen, Brodbeck, Elliot, Holscher, and Koontz.

Excused Absence: Ayres, Holz, and Spurgin.

Staff and Ex-Officio: J. Quinlivan and C. Johnson.

Guests: See attached list.

Chairman Koontz called for a review of the agenda as mailed. Chairman Koontz requested that the agenda be adjusted to bring the Werner hearing first, staff requested time to discuss two consulting proposals and possible text amendments under Items for Discussion. Motion by Holscher to approve the agenda with the change and additions, second by S. Allen; motion carried, all present voting in the affirmative.

Chairman Koontz called for a review of the minutes for September 3rd, 2015. There being no changes or additions, motion by S. Allen to approve the minutes as written, second by Elliot, motion carried, all present voting in the affirmative.

Chairman Koontz opened the hearing for a Conditional Use to expand the Werner Construction gravel mining operation to include the West ½ of the Northeast ¼ of Section 8, T13N/R37W. Chairman Koontz asked staff to review the request. Staff discussed at length the conditions applicable from previous applications, adjacent land uses, the comprehensive plan and past hearings. Staff noted that previously dust control had been an issue, also maintaining an adequate vegetative screen, hours of operation and neighborhood opposition. Staff noted that one call had come in opposition to the request but that neighbor was unable to attend. Chairman Koontz then opened the meeting to the public. Mr. Terry Wilhelm representing Werner Construction noted that they have made efforts to maintain the screen but due to harsh conditions that has not been possible. They would work with the NRCS or others to keep the screen alive, he also noted that the hours of operation as in previously approved conditional use applications would be acceptable here as well. Mr. Wilhelm also requested that the term of the Conditional Use be the same as previous applications. After considerable discussion amongst commission members regarding the most effective development of a vegetative screen, motion to recommend approval by S. Allen with the conditions that the hours of operation remain the same, the term match that of the existing operation, that a more aggressive approach through the NRCS be used to create and maintain a vegetative screen, including a plan developed in conjunction with the NRCS, that the plan for rehabilitation of the site as attached be made part of the record and a bond as proposed be included, second by C. Allen; motion carried with all present voting in the affirmative.

Chairman Koontz opened the second hearing: A request to approve the final plat of Meadow Lake Subdivision; located in the Southwest ¼ of Section 7, T14N/R38W. Staff reviewed the plat noting that in the previous month the Planning Commission had approved the preliminary plat, and the changes to the north end of the road were in progress. Motion by Elliot to approve as drafted, second by S. Allen; motion carried with all present voting in the affirmative.

Chairman Koontz asked staff to review once again the proposed Text Amendment allowing for a reduction by half of the required floor space for a single family residence. Staff suggested that the Text Amendment be dropped, the new building code will change floor size based on occupancy therefore rendering the amendment moot. Motion by S. Allen to drop the proposed Text Amendment from further consideration, second by Brodbeck. Motion carried, all present voting in the affirmative.

Chairman Koontz then moved the meeting to Items for Discussion:

- A. Staff reviewed the two proposal from JEO, and Miller & Assoc. regarding the update to the comprehensive plan. Chairman Koontz asked members to closely review the three proposals and for staff to put this on the November agenda for action items.
- B. Staff reviewed a memo detailing suggested changes to the By-Laws and possible Text Amendments. Chairman Koontz asked that these proposals be set for hearing at the November meeting.

There being no further business motion to adjourn to November 5th, 2015 at 7:30 p.m.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson Date

Oct 1, 2015 Sign in sheet

Name	Agency / Item
Dan Hansen	Permit Sand & Gravel pit #11 Roscoe #1-80 Dances - Sand Gravel & water
John GANET	"
Ray Gammert	"
Jana Stover	Meadow Lake Platte
Bryan Frahn	" " "
Terry Wilhelmus	Sand & Gravel ops - Roscoe
TERRY WALKER	SAND & GRAVEL ops - Roscoe
Ray & Duobet Harper	Meadow Lake Plat
Randy & Tracy Miller	Bayside Conditional Use
Pat Snyder	Bayside Conditional Permit