

KEITH COUNTY PLANNING COMMISSION  
MINUTES

November 5, 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 posted for all to read.

Roll Call: S. Allen, Ayres, Brodbeck, Elliott, Holscher and Koontz.

Excused Absence: C. Allen.

Absent: Spurgin and Holz.

Staff: J. Quinlivan.

Ex-Officio: C. Johnson.

Guest: D. Teaford.

Chairman Koontz called for a review of the agenda as mailed. Motion by Holscher to approve as mailed, second by Elliott. Motion carried; all present voting in the affirmative.

Chairman Koontz called for a review of the minutes as mailed. Two corrections were noted:

1. As part of the Conditional Use for Werner Construction, the company was to present the Planning Commission with a tree screening plan within 60 days of approval.
2. Under Items for Discussion A the word 'proposal' should read 'proposals'.

With those changes noted, motion by Brodbeck to approve as corrected, second by S. Allen. Motion carried with all present voting in the affirmative.

Chairman Koontz opened the first hearing: K-3 re-plat Lots 1-17 and Lot 1A. Staff noted that the plat had not been received in the office, and had not been reviewed by the county surveyor. Staff recommended tabling the request pending review. Motion by Holscher to table the request to the December meeting, second by Ayres. Motion carried, all present voting in the affirmative.

Chairman Koontz opened the second hearing: K-4 re-plat of Lots 1-13. Staff reported that the plat had not been received in the office and had not been reviewed by the county surveyor. Staff recommended that this plat, as well, be tabled pending review. Motion by Elliott to table to the December meeting, second by Brodbeck. Motion carried, all present voting in the affirmative.

Chairman Koontz requested that commission members and staff review the By-Law amendment as proposed. Staff noted that County Attorney Fair had reviewed the proposed changes which include alternate members, permit them to cast a vote, and change the voting system from a majority of the commission to a majority of the quorum present. Motion by S. Allen to approve the proposed changes to the By-Laws as presented, second by Elliott. Motion carried, all present voting in the affirmative.

Chairman Koontz moved to Items for Discussion; the first being the screening plan for Werner Construction CUP #15-5. Commission members noted that the company had 60 days to prepare a plan and one had not been forthcoming, staff was instructed to contact the company and NRCS regarding the plan and to put it on the December Agenda. Secondly staff reviewed the proposal for service regarding updating the 2001 and current Keith County Comprehensive Plan. Motion by Holscher to contract with Marvin and Associates for the project, second by Ayres. Motion carried, all present voting in the affirmative.

There being no further action, motion by Holscher to adjourn to 7:30 p.m. on December 5<sup>th</sup>, 2015, second by S. Allen, motion carried, all present voting in the affirmative.

ATTEST: \_\_\_\_\_  
Keith County Zoning Administrator

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Dean Koontz, Chairperson

Date