

KEITH COUNTY PLANNING COMMISSION
MINUTES

DECEMBER 3RD, 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: C. Allen, Ayres, Brodbeck, Elliott, Holscher, Holz, and Koontz.

Excused Absence: S. Allen and M. Spurgin.

Staff: J. Quinlivan.

Ex-Officio: C. Johnson.

Guests: see attached sign in sheet.

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

Chairman Koontz called for a review of the minutes for November, 2015 as mailed, one change was noted, the date for the December meeting being incorrect, with that change; motion by Ayres to approve as amended, second by Elliott; all present voting in the affirmative.

Under the public hearing items; motion by Holscher to remove from the table and reopen the hearings on requests to approve Final Plats for K-3 and K-4; second by Brodbeck; all present voting in the affirmative.

Chairman Koontz opened the first hearing: a Final Plat request for K-3, Lots 1-17 and Lot 1A. Staff reviewed the plat with the assistance of the County Surveyor, Mr. Ryan Dickinson, noting several changes to be made as outlined in both staff reports. Those changes were acceptable to the representative from Central. Motion by Holscher to recommend approval with the changes being made, second by Brodbeck; all present voting in the affirmative.

Chairman Koontz opened the second hearing: a Final Plat request for K-4, Lots 1-13. Staff reviewed the plat with the assistance of the county surveyor, Mr. Ryan Dickinson, noting several changes to be made as outlined in both staff reports. Those changes were acceptable to the representative from Central. Motion by Brodbeck to recommend approval with the changes, second by Elliott; all present voting in the affirmative.

Chairman Koontz opened the third hearing; a request by Mr. Todd Borer to re-plat Lots 7, 8, 10 of Yacht Club Estates into one lot. Staff reviewed the request noting that this was a fairly simple re-plat that met the goals of the Comprehensive Plan, and regulations found in the Subdivision Ordinance. Motion by Holscher to recommend approval as drafted, second by C. Allen; all present voting in the affirmative.

Under Items for Action;

Staff reviewed the screening plan as prepared by the NRCS for the Werner Construction CUP #15-5. Staff noted that a local tree planting service would be used and 504 trees would be planted with a watering/drip system being employed by Werner Const. This plan will be made part of CUP #15-5

Staff noted before adjournment that County Board had approved the contract for an update of the Comprehensive Plan with Marvin and Assoc. which will begin with the first meeting in January of 2016.

Mr. Jim Brown of Central asked to present Centrals' new erosion mitigation plan at the January meeting, staff was instructed to include that under Items for Action.

There being no further business meeting adjourned to January 7th, 2016 at 7:30 P.M.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date

12-3-15

PLANNING COMM. MTG

Name	Agenda Item
Todd Borer	Zoning
Edson Dickinson	DLS INC
Jim Brown	K3/K4