

KEITH COUNTY PLANNING COMMISSION
MINUTES

FEBRUARY 4, 2016

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, Holz, Koontz and Spurgin.

Excused Absence: C. Allen.

Staff: J. Quinlivan.

Ex-Officio: C. Johnson.

Guests: See attached list.

Chairman Koontz called for a review of the agenda as mailed. Staff noted that Mr. Marvin would not be in attendance. Motion by Holscher to approve with the change noted, second by Spurgin; all present voting in the affirmative

Chairman Koontz called for a review of the minutes for January 7, 2016. There being no changes or corrections, motion by S. Allen to approve as written, second by Brodbeck; all present voting in the affirmative.

Chairman Koontz opened the first hearing: A request for change of zone from Agriculture to Residential by Dunwright Enterprises, LLC. Staff noted that the attorney for the estate of Mr. German, president of Dunwright Enterprises, LLC had requested that the request be tabled for ninety (90) days. Motion by Spurgin to table for ninety days at the request of the estate, second by Holz; Commissioner Johnson requested that prior to the vote those in the audience be given the opportunity to speak. Chairman Koontz agreed to open discussion prior to a vote on the motion to table. Mr. Gregg Most spoke in opposition citing a concern over the impact on adjacent crop ground and the potential environment hazard to the well on site from pesticide/herbicides used in the adjacent farming operation. Mr. Denny Peterson questioned the minimum lot size. Staff explained that the minimum lot size for Agriculture was 10 acres, therefore any residential development less than 10 acres would need residential zoning. Commissioner Holscher asked how big and how much of the building was residential. Staff noted that the building had been a semi-commercial use in the past and recently converted to residential without a building permit, that inside the building is 1,890 square feet with 'residential use' in all four corners. Commissioner Johnson passed out information regarding the structure gleaned from the realtors' web site. There being no further discussion, Chairman Koontz called the question: All present voted in favor of tabling the change of zone per the request of the applicant for ninety days. Staff noted it would be on the May agenda.

Chairman Koontz opened the second hearing: A Conditional Use Permit request by B. Nemecek to develop an RV park on Lot 1, Block 1, Bayside Country Estates. Staff noted that Ms. Nemecek has decided to withdraw her request, however since it had been tabled in September pending further information a motion was required to remove from the table and recognize the withdrawal. Motion by Holscher to remove from the table and request the request be withdrawn, second by Elliott. Motion carried with all present voting in the affirmative.

Chairman Koontz opened the third hearing: Recommendation to approve the International Building Code, the International Existing Building Code and the International Residential Code per state statute as

recommended by the Building Code Committee. Staff reviewed the code, and suggested changes, providing Commission members with a synopsis of each of the Code chapters. After discussion motion by Holscher to table the recommendation to the March meeting in order to give the full commission time to review the synopsis, second by Spurgin; motion carried all present voting in the affirmative.

Chairman Koontz opened the fourth hearing: a staff recommendation to amend Article 4 of the Zoning Ordinance. This amendment would clarify uses not listed as either 'uses by right', 'conditional, or special'. Staff noted that this had been discussed for several months and came as a result of a use not listed being permitted. Motion by S. Allen to recommend approval of the text amendment as written, second by Elliott; all present voting in the affirmative.

Chairman Koontz noted that Roads Superintendent Ryan was present to discuss the 1 through 6 six year plan. Mr. Ryan reviewed several projects, bridge and paving plan and changes to drainage to facilitate sheet flooding that had occurred on several occasions. Several questions were asked regarding future federal funding. There being no further questions, suggested changes or additions Chairman Koontz thanked Mr. Ryan for the information and his dedication to maintaining the roads in the recent adverse conditions.

Lastly, Chairman Koontz called on Mr. Brown from Central to discuss Centrals' recent erosion study of the lake. The review was revealing, noting that if nothing is done several subdivisions particularly on the south side of the lake will experience damaging erosion with some houses virtually in the lake. The same held true for the Albees/Lakeshore subdivisions with erosion there eating well into the subdivision over the next fifty years. No action was required nor taken.

Staff noted at the closure of the meeting that Commissioners S. Allen, Ayres and C. Allen terms were expiring, if they wished to continue they should contact the County Commissioner from that district.

There being no further business, motion by Holscher to adjourn, second by Elliott.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date

Feb. 4, 2016

Planning Comm. Mtg.

Name & Address	Agenda Item
LO Walker, Oqalla 1A	#16.
Jim Brown, CNPID	
Jordan Shearer	
Caleb Johnson	liaison
Tyler Most	
Gregg Most	#16
Denny Putson	09
Russ Allbee	Jeweller Jakobse
Kenee Allbee	" " "

