

KEITH COUNTY PLANNING COMMISSION

MINUTES

FEBRUARY 5<sup>TH</sup>, 2015

Chairman Holland called the Keith County Planning Commission meeting to order at 7:30 p.m. with a quorum present.

Roll Call: S. Allen, Ayres, Brodbeck, Holland and Koontz.

Excused Absent: C. Allen, Spurgin, McConnell, and Holscher.

Staff and Guests: J. Quinlivan, C. Johnson, County Board Liaison and Tim Ryan, Highway Superintendent.

Chairman Holland called for a review of the agenda as mailed. There being no additions or deletions, motion by S. Allen to approve as mailed, second by Koontz: motion carried, all present voting in the affirmative.

Chairman Holland called for a review of the minutes of December 11<sup>th</sup>, 2014 as written. There being no corrections or additions, motion by Ayres to approve as written, second by Brodbeck: motion carried, all present voting in the affirmative.

Chairman Holland opened the first hearing: A final plat of Peterson's Re-Plat of Peterson's Minor Subdivision, located in the SE ¼ of Section 35, T35N/R37W. Staff explained that Ms. Peterson had platted the farmstead in 2013 and rezoned it to RR Rural Residential at the same time. Presently she wishes to retain the home, sell the outbuildings and create an outlot for the well serving the pivot irrigation system. Staff noted that the request does meet the zoning ordinance requirements regarding lot size and does meet the requirements of a Minor Subdivision as found in the Subdivision Regulations and recommended approval as drawn. Chairman Holland indicated in his opinion the plat should not go forward, providing for the further subdivision of the farmstead was not the intent of the ordinance creating farmstead as provided under the Agricultural District and in so doing would create a precedent allowing for future subdivision of farmsteads. There followed discussion regarding the intent of the zoning ordinance regarding farmsteads, the subdivision regulations regarding Minor Subdivisions and the fact that further subdivision of farmsteads zoned RR was not prohibited within the ordinance and legality of the request. Chairman Holland called the question, motion by S. Allen to approve as drawn, noting that the farmstead was zoned RR, it met the minimum lot requirements of an RR district, met minimum design standards of a Minor Subdivision and would not adversely affect surrounding landowners since no real change was occurring, second by Koontz: Roll Call: S. Allen-Aye, Ayres-Aye, Brodbeck-Aye, Holland-Nay, and Koontz-Aye. Although there was a majority voting in the affirmative the motion failed due the fact that Planning Commission require a majority of the full membership to act on a request, not a majority of the quorum present. Staff requested and was given approval to set up a meeting with Keith County Attorney Randy Fair, Planning Commission Chairman Holland and Dickenson Surveyors regarding the plat.

Chairman Holland opened the second hearing: A request for change of zone from RR2 Rural Residential Two District to RM Residential Medium Density for Lots 11 and 18 of Payne's Subdivision, located in Keystone, Section 5, T14N/R37W. Staff reviewed the request, noting that the site was the past location of the Keystone school and had two buildings on site, it was the intent of the owner to replat this school parcel into two lots; one which he is selling and the other remaining in family ownership. However in order to do so and meet minimum lot size requirements it would have to be rezoned. Staff noted that each unit has functioning wells and septic systems and no objection to the request was received. Motion by Koontz to recommend the change in zone, the change in zone will not predicate a change in use to a density or intensity of use greater than its' previous use as a school, lack of neighborhood objection, and the change in zone will not adversely impact the value of adjoining properties. Second by Ayres, motion carried: all present voting in the affirmative.

Chairman Holland opened the meeting to Items for Discussion:

- A. Staff noted one change to the Accessory Buildings proposed amendments: the construction of accessory 'garages/pole buildings' without a principal building would apply only to lots of 10,000 feet or less. This would not change the requirement for a Conditional Use for accessory buildings on less than two acres and greater than 10,000 square feet. The intent is to find a use for those lots deemed unbuildable due to environmental setback requirements.
- B. Keith County Roads Superintendent Tim Ryan reviewed the 1-6 County Transportation Plan. Perhaps most importantly Mr. Ryan noted that there would be no new construction in the coming year. The near future would be focused on maintenance of existing roads and bridges. There was a brief discussion regarding the impact of a potential wind farm on county roads as well.
- C. Attendance at the NPZA Conference and Legislative Bill 106 were also discussed. Staff will attend as will Liaison member Johnson the NPZA Conference.

There being on further business the meeting was adjourned to March 5<sup>th</sup>, 2015 at 7:30 p.m.

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

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Wes Holland, Chairperson

Date