

KEITH COUNTY PLANNING COMMISSION

MINUTES

MARCH 5, 2015

Chairman Holland called the Keith County Planning Commission meeting to order at 7:30 p.m. March 5th, 2015 with a quorum present.

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

Excused Absence: C. Allen and McConnell.

Ex-Officio: C. Johnson, County Commissioner.

Staff: J. Quinlivan.

Guests: See attached list.

Chairman Holland called for a review of the agenda as mailed, staff suggested two additions to the Items for Discussion: Shipping Containers as accessory buildings and a potential concrete batch plant. Motion by Holscher to approve the agenda with the additions, second by Allen, all present voting in the affirmative.

Chairman Holland called for a review of the minutes of February 5th, 2015 as written and mailed. Motion by Koontz to approve the minutes as written, second by Brodbeck, all present voting in the affirmative.

Chairman Holland opened the first hearing: a request by Mr. LeeRoy Becker to plat a tract of land located in the NE ¼ of Section 20, T13N/R35W as a Minor Subdivision. Staff noted that the proposed plat met the guidelines of a Minor Subdivision, that the house/outbuilding were not a farmstead and had been constructed in 1978. Staff recommended approval. Chairman Holland noted that the proposed Minor Subdivision would not meet the minimum lot size for the Ag zoning district. Staff responded that issue would be addressed in the Change of Zone request immediately following. Chairman Holland also noted that the plat and subsequent Change of Zone would not conform with the Keith County Comprehensive Plan. There followed discussion regarding the intent of the Plan and effect on the current request. Motion by Ayres to table the Minor Subdivision and Change of Zone request pending further study, second by Spurgin, all present voting in the affirmative.

Chairman Holland opened the last hearing: A Change of Zone Request by K&P Rentals, LLC. The request is for a parcel of ground described as: Lot 1 of J's Third Subdivision, Section 4, T15N/R40W. The proposal would change the lot from RR Rural Residential to HD Highway District. Staff reviewed the request noting that adjacent zoning was commercial, as were adjacent land uses, other land uses included a mobile home park and agriculture. Staff informed the Commission that the proposed use was for storage of RV's and other accessory uses relative to the mobile home park residents and users of the lake. Motion by S. Allen to recommend approval of the Change of Zone, second by Spurgin, all present voting in the affirmative.

Staff reported that the Peterson Re-Plat of the original Minor Subdivision had been approved by the Keith County Board of Commissioners and recorded; there would be no need for further action on the part of the Planning Commission.

Chairman Holland opened discussion on:

Shipping Containers as accessory buildings. Staff noted that there had been and will continue to be a number of these units going in as storage structures; question being, after receiving several complaints, did the Planning Commission believe these should be regulated via the zoning ordinance or treated as part of the Keith County Nuisance Ordinance. After discussion it was concluded that the nuisance ordinance could better address the issue.

Staff reviewed the potential for a concrete batch plant conditional use request on County Road M.5 in the near future. The plant would be part of the repair program to I-80.

There being no further business the Planning Commission adjourned to April 2, 2015, 7:30 p.m.

ATTEST: _____
Keith County Zoning Administrator

Wes Holland, Chairperson

Date

3-5-15 Planning Commission

Name	Agenda Item
Stanley Eck	Lee Roy Becker replatt
Kevin Onken	Rezone Coatsville Res. Lot
Caleb Johnson	Comm. Hiason